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This campus plan for the conversion and expansion of the existing Maui Technical School into a two-year community college in Kahului, Maui, Hawaii describes the site, educational facilities, and services needed. Schematic drawings in terms of floor plan and front view are given for all major buildings. Preliminary estimated costs for the community college are based on a tally of type of space, unit cost, and area of each facility. Specifications as to size and materials are listed for each facility unit. (HH)

MAUI COMMUNITY COLLEGE
KAHULUI, MAUI, HAWAII

CAMPUS PLAN
AND
SCHEMATIC ARCHITECTURAL SOLUTIONS

COMMUNITY COLLEGE SYSTEM
UNIVERSITY OF HAWAII
HONOLULU, HAWAII
1966

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MAUI COMMUNITY COLLEGE

KAHULUI, MAUI, HAWAII

CAMPUS PLAN
AND
SCHEMATIC ARCHITECTURAL SOLUTIONS

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Community Planning, Inc., Honolulu, Hawaii - Consultant Planners

Warner, Burns, Toan and Lunde, A.I.A., New York, N.Y. - Campus Planners

Shoso Kagawa, A.I.A., Honolulu, Hawaii - Architect

MAUI COMMUNITY COLLEGE

KAHULUI, MAUI, HAWAII

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AUTHORITY AND PURPOSE

This report has been prepared in partial fullfillment of the Consultant Service Contract No. 7845 between the Community College System, University of Hawaii, State of Hawaii and Community Planning, Inc., Honolulu, Hawaii for Master Development Plans (Physical Planning) of the Maui Community College, Kahului, Maui, Hawaii authorized by Act 52, Session Laws of Hawaii, 1964.

The purpose of this portion of the Master Development Plan report is to show the development of the campus plan and the schematic architectural solutions of the proposed new buildings.

MAUI COMMUNITY COLLEGE

KAHULUI, MAUI, HAWAII

CAMPUS PLANNING

A. GENERAL

The Maui Community College has been conceived as a 2 year college offering courses in vocational and academic education with the academic portion of the curriculum divided into terminal and transfer programs. Statistical studies previously made indicate that the student enrollment will reach 400 when the initial first increment construction is completed for occupancy in the fall of 1967 with a possible 650 student enrollment after five years. It is probable that beyond the initial five years, the enrollment will increase further, although the extent of increase is not expected to occur in leaps but in terms of less than hundred per year.

Careful studies were made by the Community College System of the University of Hawaii before the selection of an appropriate central site of adequate size on which to construct the facilities for the new community college. The final site selected is a piece of land, mostly undeveloped, approximately 45 acres in area and adjoining the existing Maui Technical School's 12.3 acre site which together will provide a 57.3 acre site for the community college.

Curriculum studies for the Maui Community College with emphasis on vocational education has already been completed by Norman Harris, curriculum consultant. The remaining efforts to make the college a reality now center around physical planning which includes the review of the existing buildings of the Maui Technical

School, campus master plan, programming and schematic designs of the various buildings, road layouts, utility analysis, design of recreational and physical education areas, landscapping, and so forth.

Specifically this portion of the report covers the campus planning and the schematic architectural solutions recommended for the various buildings.

B. DESCRIPTION OF THE SITE

Some of Maui's most prominent landmarks are visible from the site. To the west there is a dramatic view of Iao Valley and the West Maui Mountains with Wailuku Town on its slopes. Mount Haleakala looms above the ground to the south-east. From certain heights, Kahului Harbor and the Pacific Ocean are visible to the north-east. The direction of the prevailing trade wind is from the north-east.

The college site is located along the present Kaahumanu Avenue, a divided highway connecting Kahului with Wailuku, and which was built under the Federal-Aid highway program. It is bounded by the highway on the south, Kahului Beach Road to the east, and the proposed extention of Papa Avenue from Kaahumanu Highway to Kahului Beach Road to the north-west. An additional plot of 14 acres connecting the campus to Kahului Beach has been zoned for college use, although the land has not been officially acquired.

Approximately half of the site is now cleared because of the existence of Maui Technical School and a Drive-In Theatre. The remainder of the plot is still undeveloped, generally irregular and is covered with Keawe trees. The site rises approximately 20 feet from the Maui Technical School area to the proposed Papa Avenue extension boundary.

C. THE CAMPUS PLAN

The most important objective in the design of the Maui Community College campus, the pilot community college project in the State of Hawaii, is to prove that this new concept in education and its facilities will find enthusiastic support in terms of student enrollment and community interests. In the development of the campus plan, efforts have been directed towards creating a college where the common feeling among the future students and faculty members will be that they are in a college second to none in the entire State of Hawaii and even the United States.

This new educational environment must not only be the pride of all students and faculty members who will eventually find themselves in the college, but must also be designed to produce an image within the community that it belongs to and can be used by the entire population in the County of Maui. Emphasis in the design of the campus, therefore, has not only been placed in creating an environment for academic learning and campus life, but also in creating a center of cultural life for the community. In the development of the campus plan, therefore, the facilities which can be used by the community such as the little theatre, library, facilities for conventions and meetings, art exhibitions, part time evening education, and recreations were considered as important as all the facilities for the fullfillment of the academic purpose of the campus.

These broad and basic objectives, however, must be realized within certain physical, economic, and educational limitations. Initially, the campus plan must recognize limitations and advantages inherent in the available site. It must also be flexible enough to allow an orderly future expansion of various additional facilities necessitated by increase in student enrollment and curriculum changes. Furthermore, the campus plan must support basic educational objectives established by the educators of the Community College System.

Campus planning must start out with a clear understanding of the various types of physical facilities required on the campus. Besides the existing technical school buildings which will be used for vocational education, development plans envisioned for the Maui Community College call for construction of classrooms for 600 students, a library building, an administration building, a student center, a 600 seat little theatre, a physical education building, and an utility building on the campus. Student and faculty housing, gymnasium and swimming pool are not included in the development plans of the initial campus.

The design of the Maui Community College campus takes into consideration physical limitations and advantages such as the incorporation of the existing Maui Technical School buildings into the campus plan, the public highways and roads adjacent to the site and their effect on traffic circulation within and outside of the campus, the topography and soil conditions of the site, orientation of the site, relationships of classrooms with facilities used by the community, and future addition of physical facilities on the campus.

a. Incorporation of Maui Technical School into the Campus Plan

There was no indication that some day the Maui Technical School buildings will become part of a larger community college campus when the buildings were originally laid out and built. Their locations on the lower, south-east corner of the campus do not provide optimum conditions to begin the planning for the new campus as the danger of laying out an incoherent string of new buildings exists if the problem is not handled with finesse. Architecturally, these buildings were designed to produce an "industrial look," keeping in line with the purpose of its technical training curriculum. Except for a few dilapidated wooden and temporary structures, the conditions of most of the buildings are generally good and should be serviceable for many years to come. Some of the maintenance problems which appeared after many years of service includes leaking roofs and glare within the classrooms of the administration classroom wing produced by the high, white walls of adjacent buildings.

b. The Campus Plan and the Surrounding Roads

As we have seen, the new site is bounded by Kaahumanu Avenue, Kahului Beach Road, and a future Papa Avenue extension. Traffic counts made around the site reveal that Kaahumanu Avenue is the most heavily travelled, handling approximately 11,000 cars per day. Kahului Beach Road, however, is not used as much as Kaahumanu Avenue, handling 5,000 cars per day and will probably decrease in traffic volume once the Papa Avenue connection to Kaahumanu Avenue is completed.

There is a direct relationship between the exact position of the entrance from the public roads into the campus and the campus layout. If the entrance or entrances are properly located much of the traffic confusion within the campus will be avoided. Since Kaahumanu Avenue has been constructed under the Federal-Aid highway program, access to the campus from this road is limited. If the entrance road to the campus is solely located at Kaahumanu Avenue, there is bound to be a potential traffic hazard at the intersection of Kaahumanu Avenue and the campus entry road of unimaginable proportion. Aside from the service vehicles coming into the campus, all the vehicles driven by the faculty, the public, and the "V.I.P." visitors will literally choke the entrance going in and out of the campus. The basic solution to alleviate the overloading of the vehicular entrance problem then is to create several entrances, making some more convenient for students and the community, and others for the faculty members and occasional visitors. Recognizing this basic fact, it was decided to separate student and community vehicular traffic from the faculty and visitors traffic. It will be easiest to bring in the larger volume of students' and community's cars from Kahului Beach Road and Papa Avenue extension leaving Kaahumanu as an entrance primarily for faculty and visitors. The Kaahumanu entrance will then become the monumental entrance to the campus leaving the other entrances as utilitarian entrances to accommodate the heavier volume of traffic. From a campus design point of view, by going into this scheme, it is possible to eliminate the larger parking lots adjacent to the main road, Kaahumanu Avenue. This way only the best part of the campus will be presented to the public and visitors to Maui who will most often be travelling on Kaahumanu Avenue. Sufficient land is available near Kahului Beach Road to provide adequate parking for all students and the community. Also the lower ground elevation will permit a depressed parking lot lower than Kahului Beach Road. With proper landscapping much of the "sea of cars" look can be eliminated along the main highways.

c. Relationship of Traffic, Parking, and Campus Scheme

Once the entrances to the site have been incisively determined, schemes for the campus building layout can be started. A visitors' entrance from Kaahumanu Avenue and a visitors' parking lot nearby this entrance make the location of the administration building desirable in the same vicinity. On the north side of the campus where parking for students and the community has been located, it will be proper to locate the community used facilities such as the library, the little theatre, and the campus center nearby.

d. The Relationship of Classrooms to Community Used Facilities

The advancements made in the electronics industry in recent years now permit the increasing use of audio-visual materials in classroom teaching. Most of these materials can be "piped" into the classrooms from a remote source, as the library, where a central tele-communications studio can be located. This situation makes the location of the classrooms desirable near the library. Since the make up of the community college curriculum is mainly adding the academic portion to the existing technical school curriculum, it is expected that the academic students will use the library more than the vocational education students. The location of the library, therefore, should be central to the campus, but at the same time near the academic classrooms.

There is also a relationship between the classrooms and the Campus Center where the student lounge, dining hall, student government and activities offices, and the book store will be located. The Campus Center is intended to serve not only the academic students but also the vocational education students, the faculty members, as well as the community. It is logical, then, that all the classrooms, both academic and vocational, should be located near the Campus Center building.

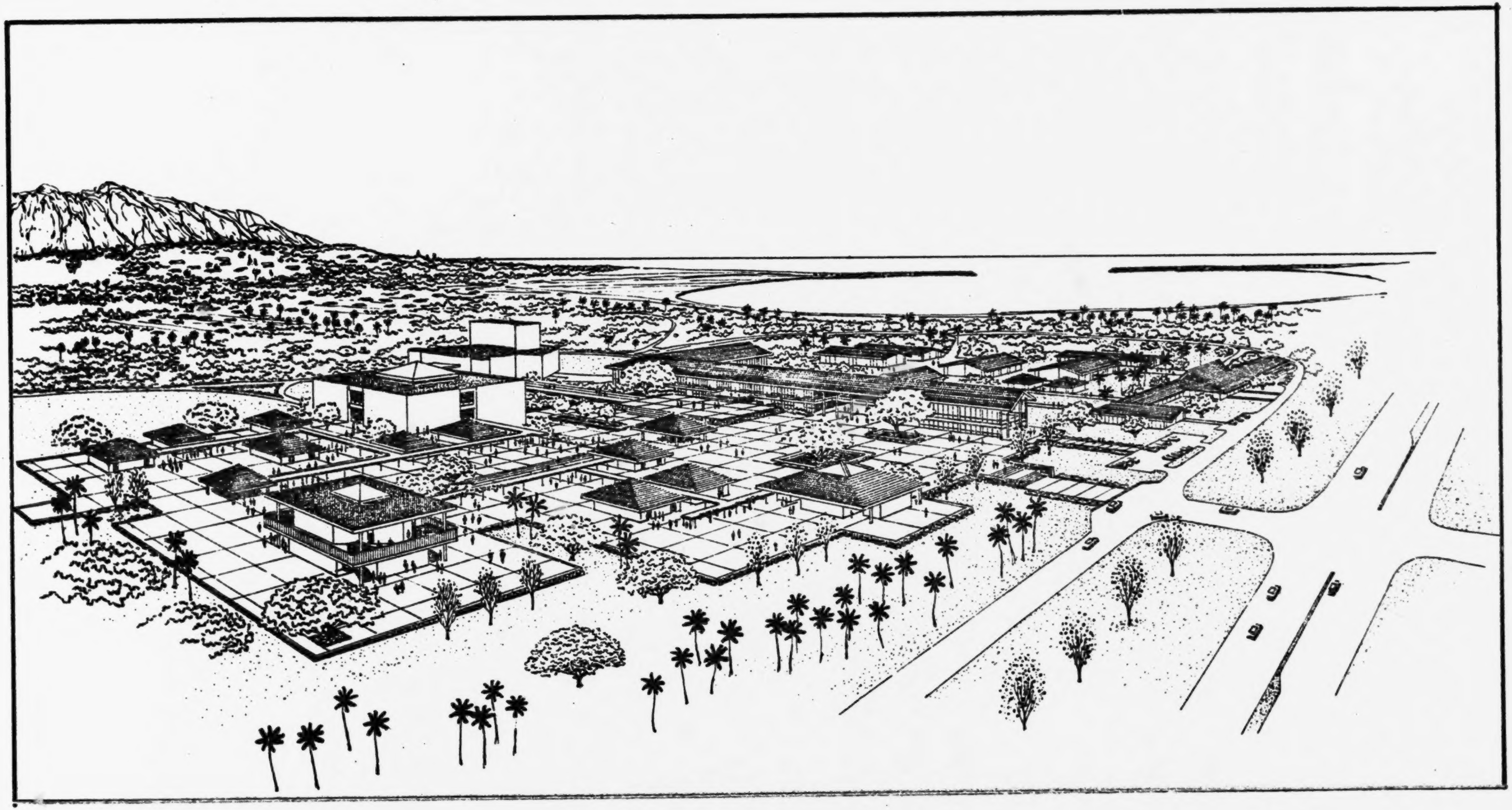
e. The Relationship of the Site Topography to the Campus Plan

We have seen that there is a gradual rise from the existing technical school ground to the Papa Avenue extension. Since the existing condition of the site is easily workable sandy soil, the central campus area could be readily graded and turned into terraces as the campus plan proposes.

f. The Relationship of the Campus Plan to Future Additions

Without going into statistical analysis, it is possible to foresee that student enrollment will gradually increase in the years to come. Since the shop facilities in the existing technical school are not used to capacity at present, no additional buildings to this portion are anticipated for some time. It is expected, however, that demand for additional spaces will fall heavily on classrooms, both in the academic section and vocational section. The proposed campus plan, therefore, leaves the area next to the academic classrooms open so that additional classrooms can be added within the vicinity of the library building and the campus center building.

There is a possibility that university related facilities such as an office building for the various tracking stations on Haleakala may be built on this campus. The area near Papa Avenue extension seems to be the ideal area to locate these facilities. Another possibility for future buildings will be in student dormitories and faculty housing. The campus plan leaves an area open on the west side of the campus near the recreational area of the campus for building these facilities if needed in the future.



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Kahului, Maui, Hawaii

Community Planning, Inc., Honolulu, Hawaii - Planners
Warner, Burns, Toan and Lunde, Architects, New York, N.Y. - Campus Planners
Shoso Kagawa, Honolulu, Hawaii - Architect

MAUI COMMUNITY COLLEGE

KAHULUI, MAUI, HAWAII

SCHEMATIC ARCHITECTURAL SOLUTIONS

A. GENERAL

The concept of the campus plan is based on the assumption that all buildings within the campus, whether existing or new, will harmoniously relate to each other in terms of function and aesthetics. Harmony in architecture does not mean that all buildings should look exactly alike. If all the buildings were to look like each other, only a monotonous, lifeless campus can be expected. There can be contrast in the treatment of one building against an adjacent building in terms of external form and design, and yet by repeating certain building material and colors, the result could be a harmonious, lively relationship of buildings within the campus.

The scope of the architectural phase of this campus development study covers the schematic planning of the various buildings as presented on the campus plan. Plans for renovations and additions to the existing Maui Technical School buildings are not included in this phase of the development of the campus.

The following architectural solutions for the various buildings are presented on the basis of apparent needs for each building or on what is commonly called "programs" in architecture. Except for the classroom requirements which were carefully programmed beforehand, the schematic plans were developed on the basis of purely assumed programs put together on what seem to be needed and to find acceptable solutions to these various needs in the most general terms.

It is not the intent of these schematic solutions to solve the design development phase of the buildings. It is the intent, however, to produce general architectural solutions without attempting to inhibit individuality in the treatment and delineations of each building design as later phases of the architectural work are awarded. It is certain that a single architectural problem can find many good solutions but the effectiveness of the solutions are limited only to the extent of clarity with which the basic requirements of each building are understood. To be able to produce rigid control over individual taste and design is a complete fallacy as capabilities of each individual differs substantially from each other unless the ultimate outcome of the campus is regarded only with complete complacency.

It is important to remember that relationships of buildings in terms of "solidness" or "openness" and in terms of visible activity or non-activity have been carefully studied and suggested in the campus plan. Attempts are now made to point them out to form general guides for the development of each building for the later phases.

a. Instructional Areas

According to the architectural program for the Maui Community College furnished by the Community College System, instructional areas or classrooms of various sizes to handle small seminar groups of perhaps 15 students to lecture halls accommodating up to 100 students at a time as well as science laboratories and faculty offices will be required. The conventional solution will group all of these into one building and will be called the Classroom Building No. 1. Classroom to classroom noise, ventilation, external noise entering classrooms, structural difficulties, etc. will be recurring problems common to the one classroom building scheme. In the

Maui Community College, to accommodate the potential increase in enrollment in terms of a few students each year and to minimize the external noise entering the classrooms from vehicles travelling on Kaahumanu Avenue, it was decided that the best solution was to group the lecture halls and science laboratories into a single air conditioned building and treat the remainder of the classrooms as individual cottage-classrooms, each set in a landscaped area separated from each other but connected by trellis and covered walks. The faculty offices will be grouped together in another single building and the toilet facilities further separated into another building. By going into this scheme, it will be possible to make future classroom additions as the need arises by merely adding one or two classroom cottages instead of waiting until a large increase in enrollment is collected before a new classroom building can be built. In terms of design, the small classroom cottages will interweave around the larger, more massive buildings such as the library and the lecture hall-science laboratory building.

Many of the typical problems associated with a single classroom building disappear with this scheme. North orientation will be possible for all the non-air conditional classrooms. The room-to-room noise problem is practically eliminated. The landscapping around each room and the natural through ventilation will perhaps make the space more condusive to learning.

A simple wood framing system with some use of moss rock bearing walls and wood walls will produce the intimate type classrooms sought after in this campus. The Language Arts Classrooms which will also be decentralized will have connections with the library for audio-visual presentation of teaching materials. The lecture rooms which will seat up to 1,000 students in a single room will be a two story air conditioned building with no exterior window openings in order to shut out the external noises created by vehicles travelling on Kaahumanu Avenue. The science laboratories have been located in the basement of this building in order that the smaller lecture halls on the second floor can be utilized in conjunction with the science laboratory classes.

b. The Library Building

The library is as essential in the proper operation of the instructional program of the community college as the classrooms. Unlike the classrooms, however, the library building is designed to accommodate certain number of students and faculty within a single building. Any college library designed to accommodate student enrollment expected only in the first five years will be too small to handle the college needs at the end of the first five years or sooner.

Since the library of Maui Community College is expected to be used by the community in addition to the students and faculty, the initial space requirements will be larger than a library serving only academic instructional needs. The requirement to store books for vocational education in addition to books for academic training will boost the space requirement for stack area compared to the stack area requirement for a liberal college library.

In order to arrive at a program for the library building, statistical space needs were based on a larger potential enrollment of over 1,500 students plus allowances for community use.

The Campus plan envisions the library building as the central building of the campus not only at the beginning, but also as the additional classrooms are built around the building. It is also located near the student and community parking areas to make it readily accessible to the community as well as the students and faculty. Visually, the building should be large and massive and yet simple to become the "anchor" of the campus. Functionally, the library design should motivate studying and learning. It should also be able to control the conduct of all those using the facility.

Since the library building is surrounded by different types of buildings in the campus, a fully air conditioned building with a central garden with solid exterior walls is recommended. By using the optimum 27' x 27' bay, the design of the interior of the library can be made extremely flexible. The solid walls will keep external distractions to a minimum when the students are studying within the library.

Since there is a tendency for the students to talk rather than study when grouped together around study tables, individual study carrels are recommended as much as possible. To further discourage student congregation and disturbance within the library, lanais on the second floor leading outdoors from the library spaces are suggested. From the height of the lanais it is possible to obtain panoramic views of the magnificent vistas surrounding the campus.

Assuming that the latest visual aid equipment and materials will be made available for this campus, with this trend a tele-communications center is suggested in the library. From this center, audio-visual materials can be piped into the various classrooms, campus center, and the carrels located in various parts of the library.

In the County of Maui there is a definite need to find a place for a special Maui Collection as whatever material now available in the public libraries is scattered and sorely inadequate. It will be most appropriate to provide space for this Maui Collection within the Maui Community College library.

c. The Campus-Center Building

Besides the academic and vocational objectives, there is a social objective in the Maui Community College. The training ground in the social education of the students is in the commonly called student union building but which is called the campus center in the Maui Community College.

The facilities for vocational education are now existing on one end of the total available campus site. By conditions inherent to the site, the topography rises from the area occupied by the vocational education buildings to the opposite side of the campus adjacent to the proposed Papa Avenue extension. The campus plan admirably solves these given conditions by a terrace scheme on which various buildings are located.

One of the basic objectives of the Maui Community College is to integrate the students in the vocational training program and the students in the academic program. If the vocational education students in the lower terrace are arbitrarily divided from the academic students in the upper terrace, the result will be two schools operating within one campus, even though by curriculum the vocational education students are expected to take a few courses in the academic campus. To overcome this potential danger of segregation, the campus-center building has been carefully located between the two teaching areas and has been conceived as a part of a large building, housing not only the usual student union activities but also the administration offices and even some of the vocational education classes. Significantly the administration section of the building is located near the Kaahumanu vehicular entrance where the visitors are expected to enter the campus.

The administration wing is separated from the campus center by a wide and high corridor containing monumental stairways leading from the lower campus to the upper campus. Careful studies went into locating the stairway corridor because it not only becomes the corridor connecting the two levels but also it will provide a "frame" for a dramatic view of Iao Valley from the lower level.

The campus center building, as the library building, will have to be planned for at least 1,500 student enrollment and for community use. The student lounge and dining hall have been located on the second floor of this building to force all students from the lower campus to go into the upper level before entering the lounge or dining hall. The book store, campus mail office, and the various student government and activity offices have been located on the ground floor of this building to make the students from the upper level come down to the lower level to use these facilities. An outdoor platform outside the entrance to the student lounge is recommended for large assemblies such as graduation exercises. It is by effective placing and planning of the campus center building that the two groups of students will be able to freely socialize and become students of one college.

The east end of the "L" shaped campus center building will contain the drafting studios on the ground floor which are needed by the vocational education section as the present drafting building is too dilapidated and inadequate to consider saving. A multi-purpose room of approximately 4,000 square feet with a stage on one end is recommened over the drafting room. The multi-purpose room can be subdivided into several small classrooms for arts and crafts classes for which no provisions have been made so far in the curriculum.

The exact requirements for Kitchen facilities and serving techniques for the Dining Room should be worked out in detail during the later stages of planning of this building.

d. The Administrative Facilities

The administrative facilities of the Maui Community College is central in location and near to the Kaahumanu Avenue entrance. It is an integral part of the campus center building as we have seen.

Space requirements for the administration have been developed from the Community College System's report entitled "Academic Plan: Maui Community College". In essence, provisions are made for offices for a Day School Director, an Evening School Director, a Dean of Instruction, a Dean of Students, a Dean of Faculty, and offices for Counselling and Placement, Registrar, Business, and Health. In addition, provisions are made for clearical space needs, mail, information, printing, and storage.

In planning the administration wing, the offices which normally require student contact such as registrar, business, counselling, and health have been located on the ground floor and the more private offices have been located on the second floor.

e. The Little Theatre

To enrich the students' and community's cultural life, a little theatre with a seating capacity of approximately 600 people is recommended within the college campus. No where on the island of Maui a facility of this size can be found for presentation of intimate type of theatrical productions. The Baldwin High School Auditorium with a seating capacity of 1,500 people is too large and ineffective for this type of production.

Although the little theatre primarily serves a community need, it can be a source of cultural enrichment for the students on the campus. The college may be able to develop a drama curriculum and may even produce a few plays each year for community presentation. There are also possibilities for debates, string quartets, movies, lectures, and numerous other uses which can justify this facility on the campus even for the students alone.

The schematic plans developed for the Maui Community College Little Theatre are based on continental seating for 600 people with adequate stage and workroom facilities.

A pedestrian bridge connecting the campus terrace with the upper lobby of the little theatre is recommended for a "student entrance" with the lower lobby designed for a community entrance. It is expected that the lobbies will also be used as art galleries.

f. Physical Education Facilities

Physical education is an integral and necessary part of the community college curriculum. The facilities for physical education can be expanded to serve inter-college athletic competitions and may even include a gymnasium and a 50 meter swimming pool.

West of the community college site, the County of Maui is now planning a sports complex to be constructed in the area of the Maui War Memorial Center, a distance no greater than one mile away from the campus. When fully completed, this complex will contain a football stadium, baseball field, swimming pool, gymnasium, and adequate parking area.

There is a possibility that the college can utilize many of these facilities and, therefore, repetitive facilities need not be constructed on the campus. There is a need, however, to provide facilities for shower and locker rooms and possibly a basketball-volleyball court with a roof covering without walls.

When the enrollment of the college justifies its own gymnasium and swimming pool, the initial physical education building can be taken down to make room available for additional classrooms on the campus and a little athletic center can be created in the initially unused parts of the campus.

g. The Existing Buildings for Vocational Education

Most of the existing structures comprising the present Maui Technical School are in excellent condition and can be used as part of the new school.

When the new campus center-administration building is completed, the administrative offices and cafeteria of the existing school will be relocated to the new building and the vacated spaces can be converted into classrooms which will undoubtedly be needed for expansion of the vocational education curriculum.

To produce an integral, effective campus plan utilizing the existing structures, it has been recommended in the campus plan that the welding and sheet metal shop building be relocated to a position north of and perpendicular to the existing carpentry shop building. The relocation of this building will open up space in the lower campus to create a terrace with spaces for construction of additional cottage type classrooms and covered study centers to provide a recall of the treatment given for the classrooms on the upper level. The campus plan further recommends elimination of a great deal of the existing asphaltic concrete paved areas in the present grounds and converting them to landscapped areas.

The corrugated cement asbestos roofing on the existing buildings proved to be an ineffective roofing material as mildew and leaking roofs have been constant sources of complaints by teachers and students. Since the roofs of the new buildings will be roofed with thick butt cedar shake shingles, it is recommended that this material be also used on the re-roofing of all the existing buildings as nailing strips can be attached directly to the existing roofs for nailing the cedar shakes.

To make the existing buildings harmonize with the new buildings, a certain amount of "face lifting" will be needed. To produce the desired effect, re-painting and some use of moss rock walls are strongly recommended. By use of wood fences and improving the landscapping, the glare problem in the classrooms can be cut down considerably.

h. The Utility Building

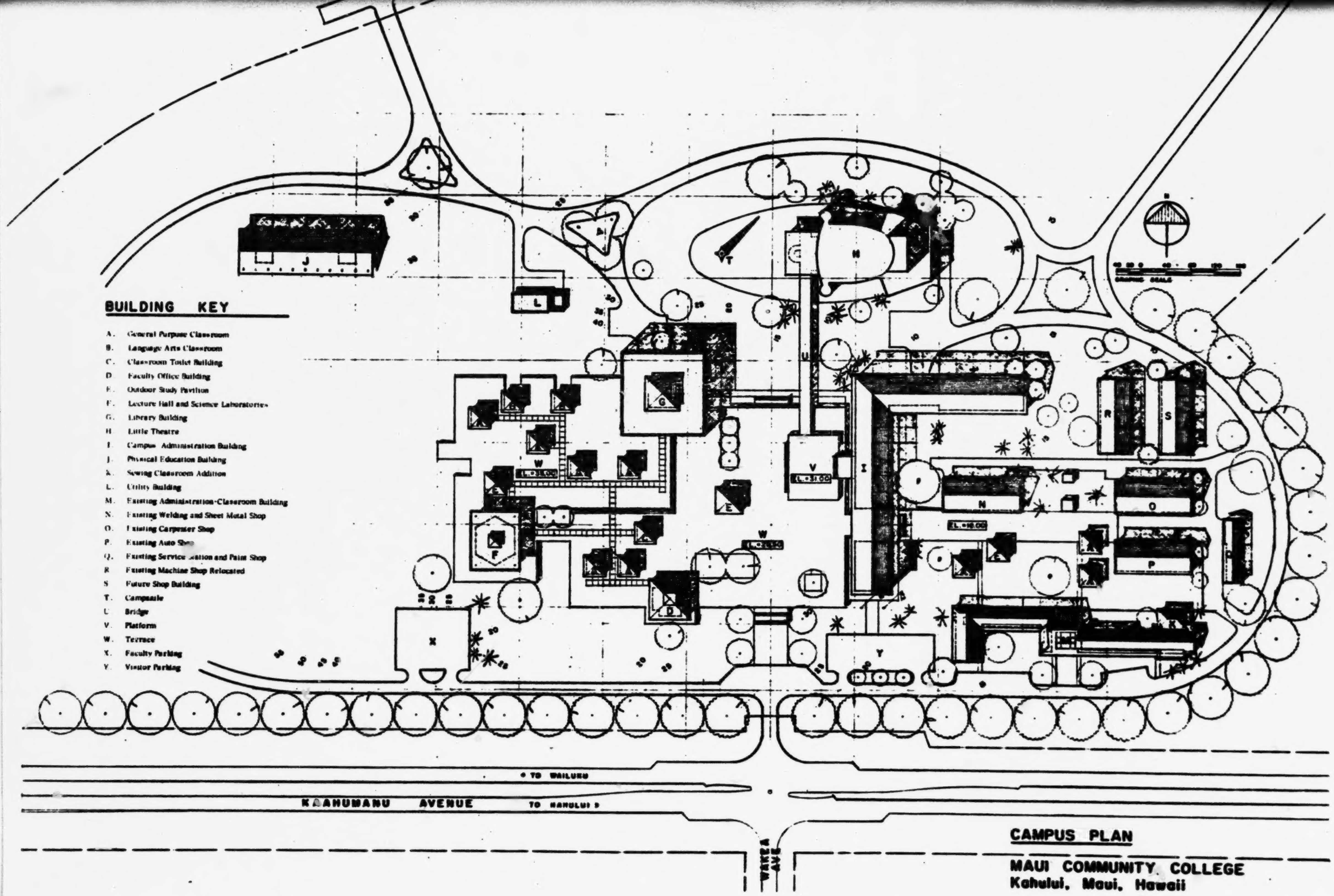
A campus of this size will need an utility building to store the various items and equipment needed for the maintenance of the buildings and grounds.

It is recommended that the cooling towers for the air conditioning system be grouped within the perimeter of this building so that unsightly cooling tower enclosures need not be constructed on the roofs of the various buildings.

i. A Symbol for Maui Community College

The buildings which make up the Maui Community College campus are basically one and two story structures. A group of low slung structures will require a strong vertical element to unify the overall composition and give the entire campus the dignity it demands.

A high campanile or tower which will be visible from a substantial distance will be a desirable feature to symbolize the image of the Maui Community College and at the same time solve the requirement for a vertical element in the overall composition. This campanile has been located behind the library building and on axis with the little theatre on the campus plan.


BUILDING KEY
A. General Purpose Classroom
B. Language Arts Classroom
C. Classroom Toilet Building
D. Faculty Office Building
E. Outdoor Study Pavilion
F. Lecture Hall and Science Laboratories
G. Library Building
H. Little Theatre
I. Campus Administration Building
J. Physical Education Building
K. Sewing Classroom Addition
L. Utility Building
M. Existing Administration-Classroom Building
N. Existing Welding and Sheet Metal Shop
O. Existing Carpenter Shop
P. Existing Auto Shop
Q. Existing Service Station and Paint Shop
R Existing Machine Shop Relocated
S Future Shop Building
T. Campanile
U Bridge
V. Platform
W. Terrace
X. Faculty Parking
Y. Visitor Parking
KAAHUMANU AVENUE
TO WAILUKU
TO KAHULUI
WAKEA AVE
GRAPHIC SCALE
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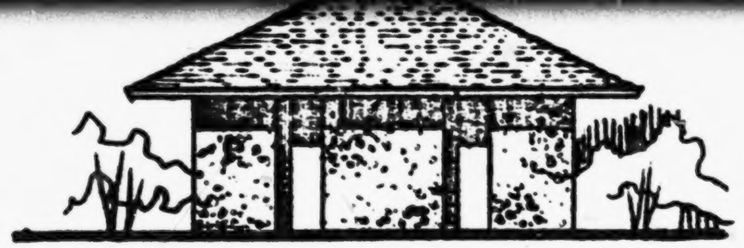
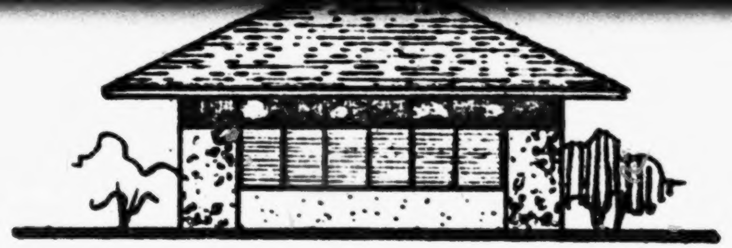
CAMPUS PLAN

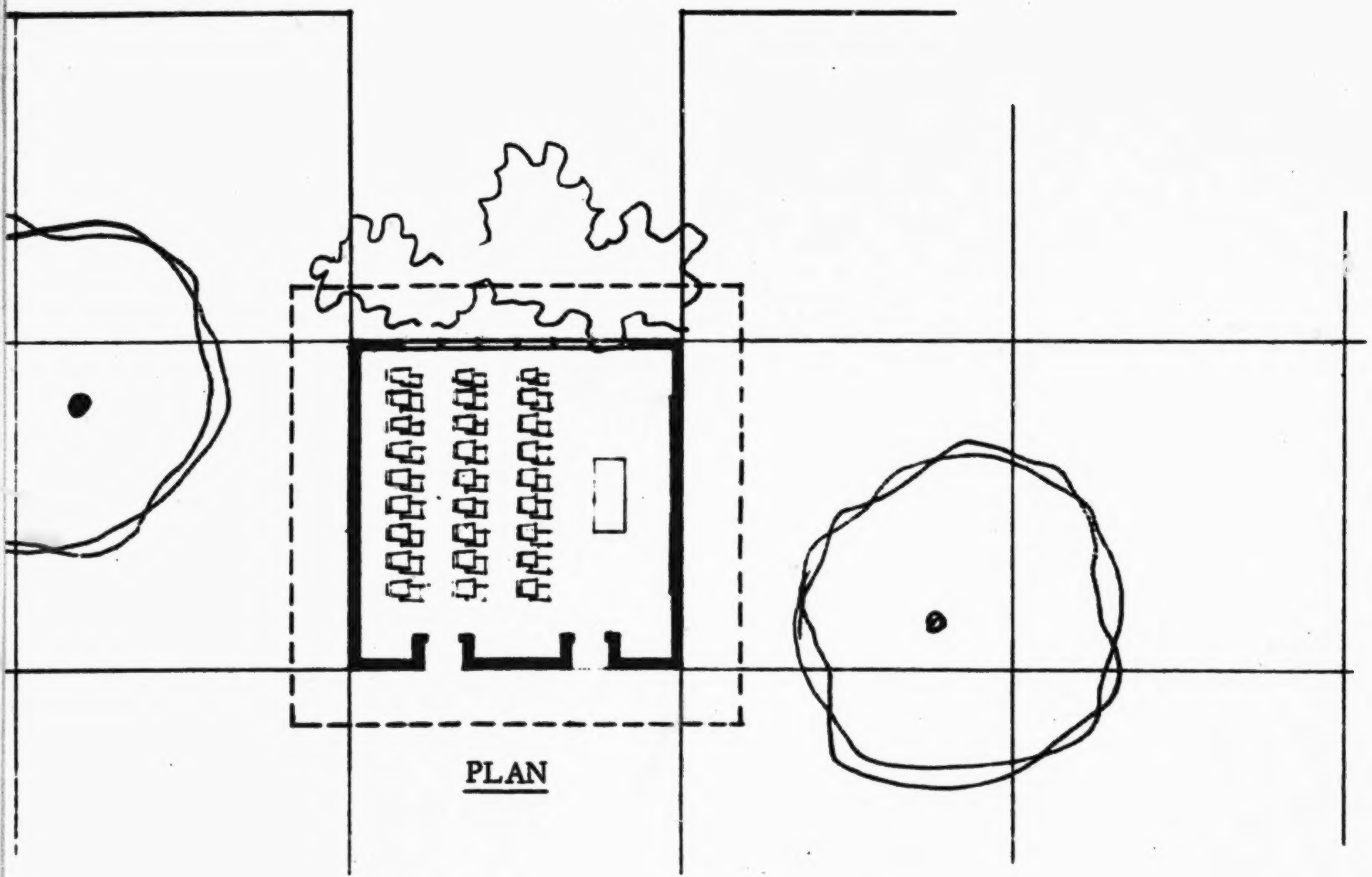
MAUI COMMUNITY COLLEGE
Kahului, Maui, Hawaii



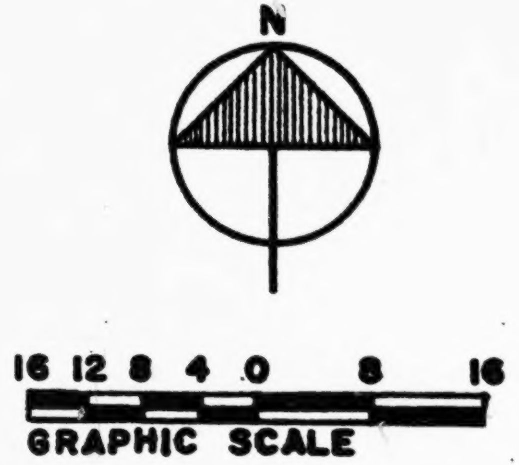
SOUTH ELEVATION



NORTH ELEVATION



PLAN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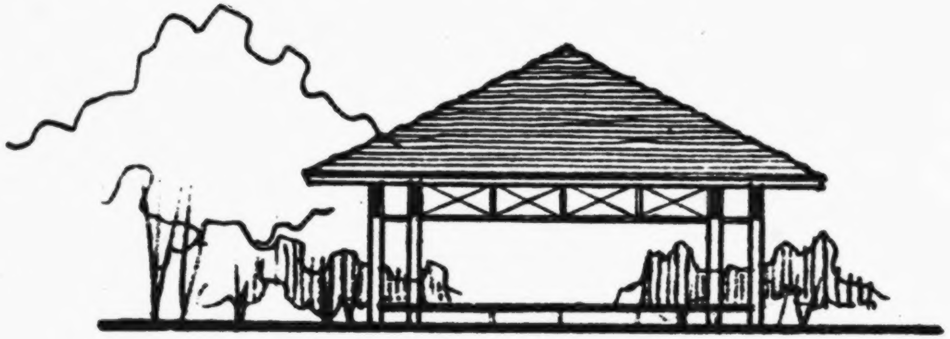
GRAPHIC SCALE

Ⓐ GENERAL PURPOSE CLASSROOM

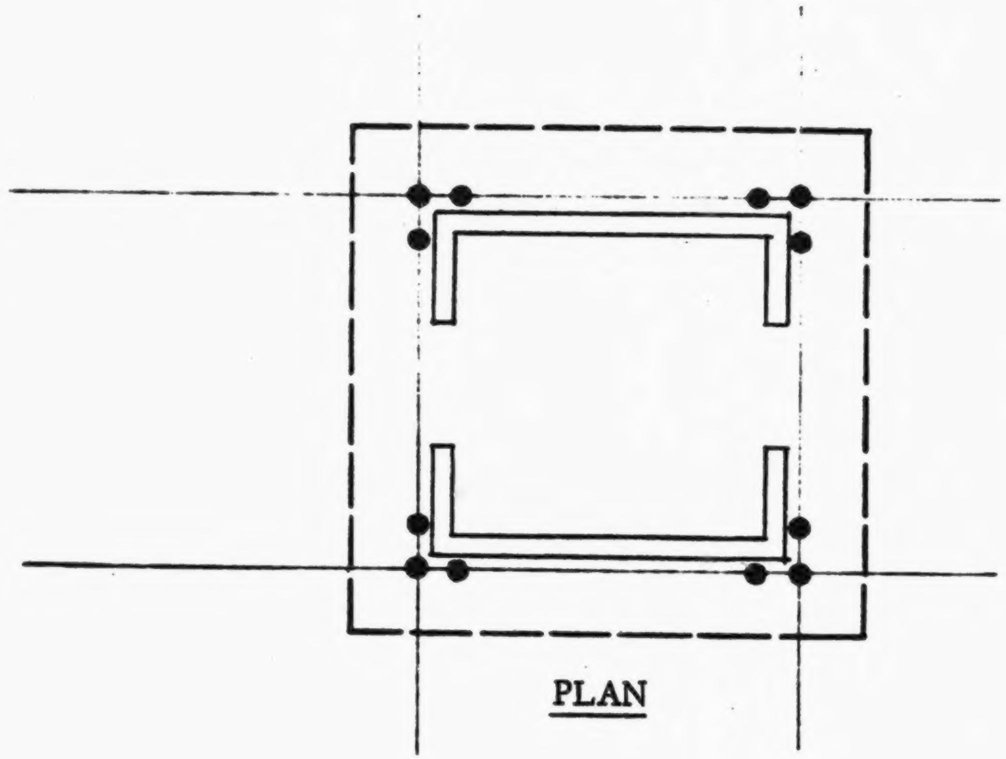
Ⓑ LANGUAGE ARTS CLASSROOM

MAUI COMMUNITY COLLEGE
Kahului, Maui, Hawaii

SHOSO KAGAWA, Architect



ELEVATION



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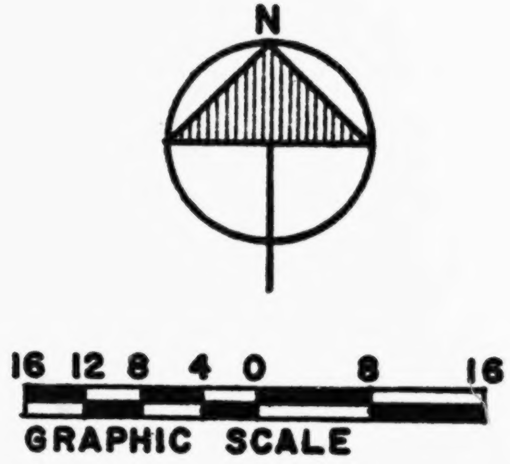
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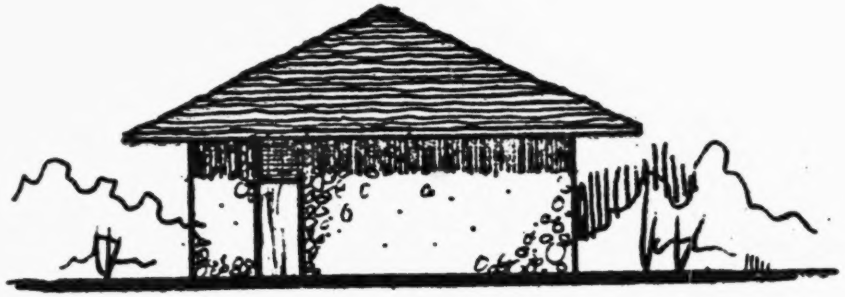
GRAPHIC SCALE

Ⓒ OUTDOOR STUDY PAVILION

MAUI COMMUNITY COLLEGE
Kahului, Maui, Hawaii

SHOSO KAGAWA, Architect



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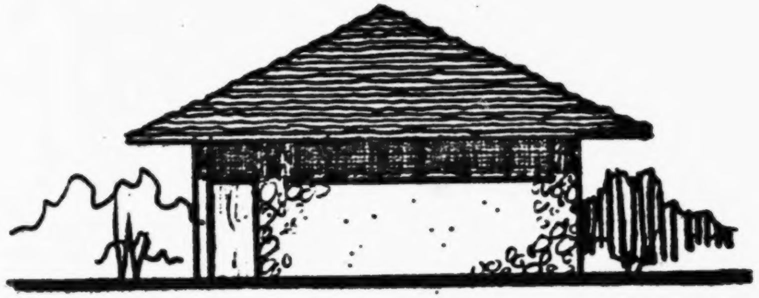
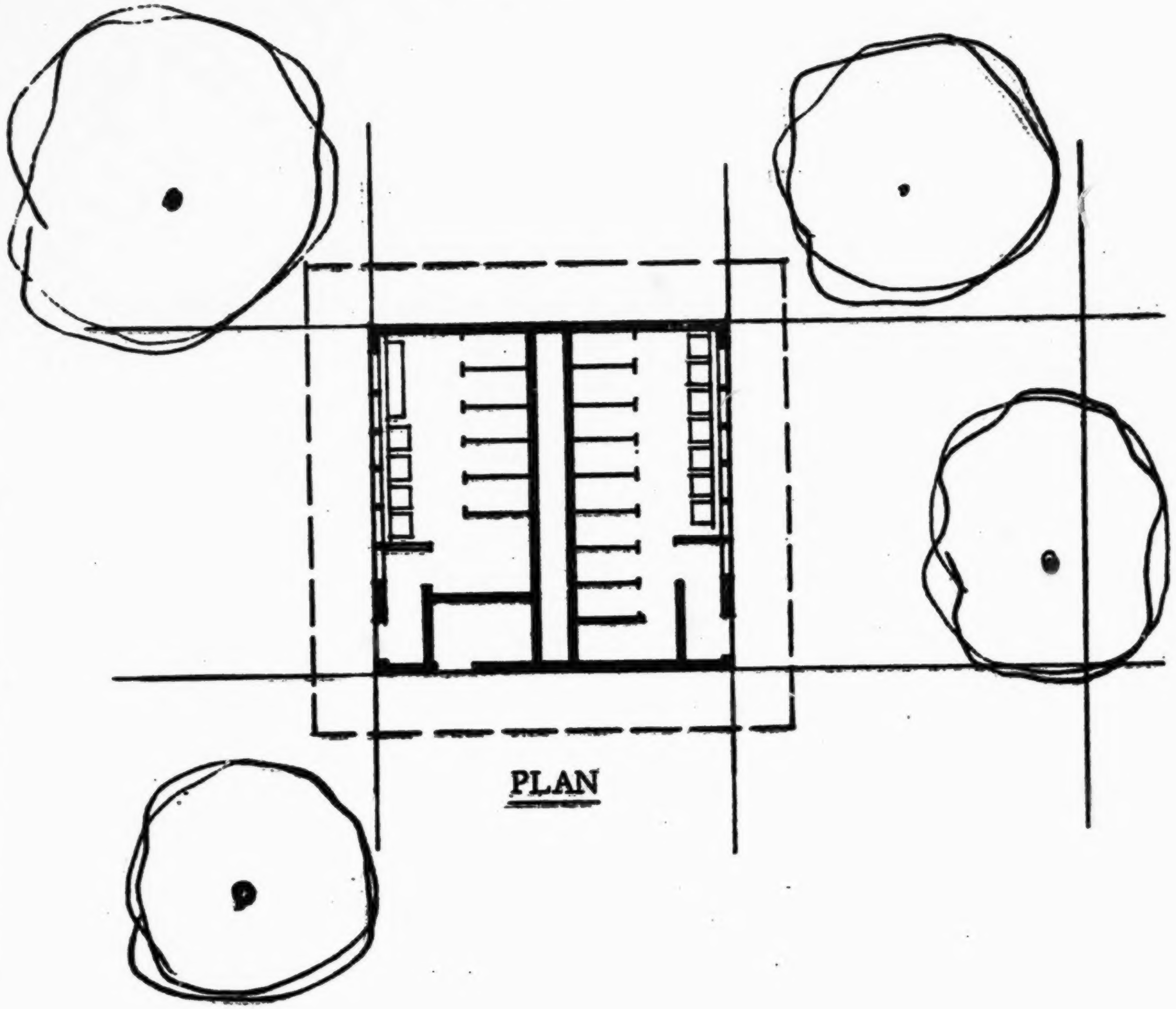


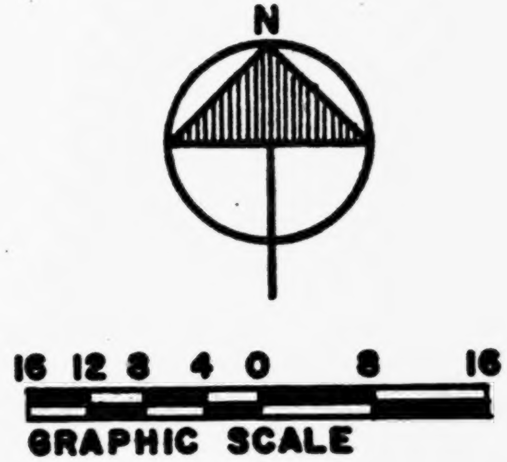
EAST ELEVATION



PLAN

ROOM KEY

1. Men
2. Women
3. Janitor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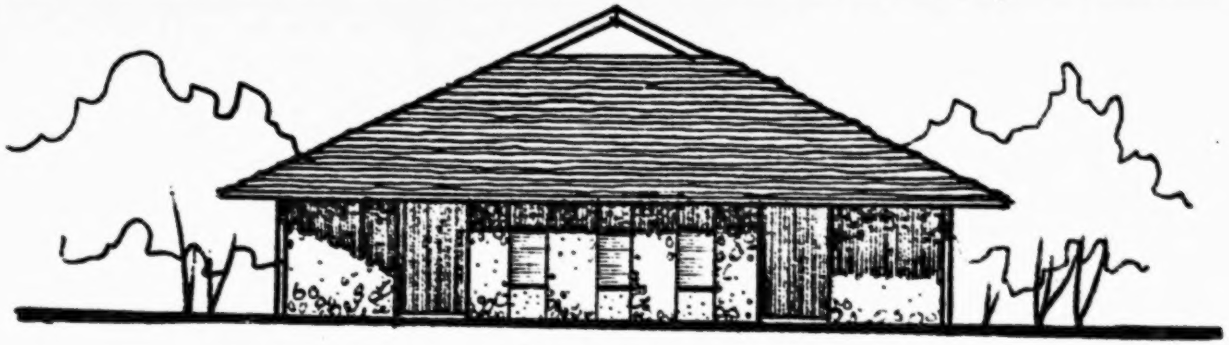
GRAPHIC SCALE

Ⓓ CLASSROOM TOILET BUILDING

MAUI COMMUNITY COLLEGE
Kahului, Maui, Hawaii

SHOSO KAGAWA, Architect



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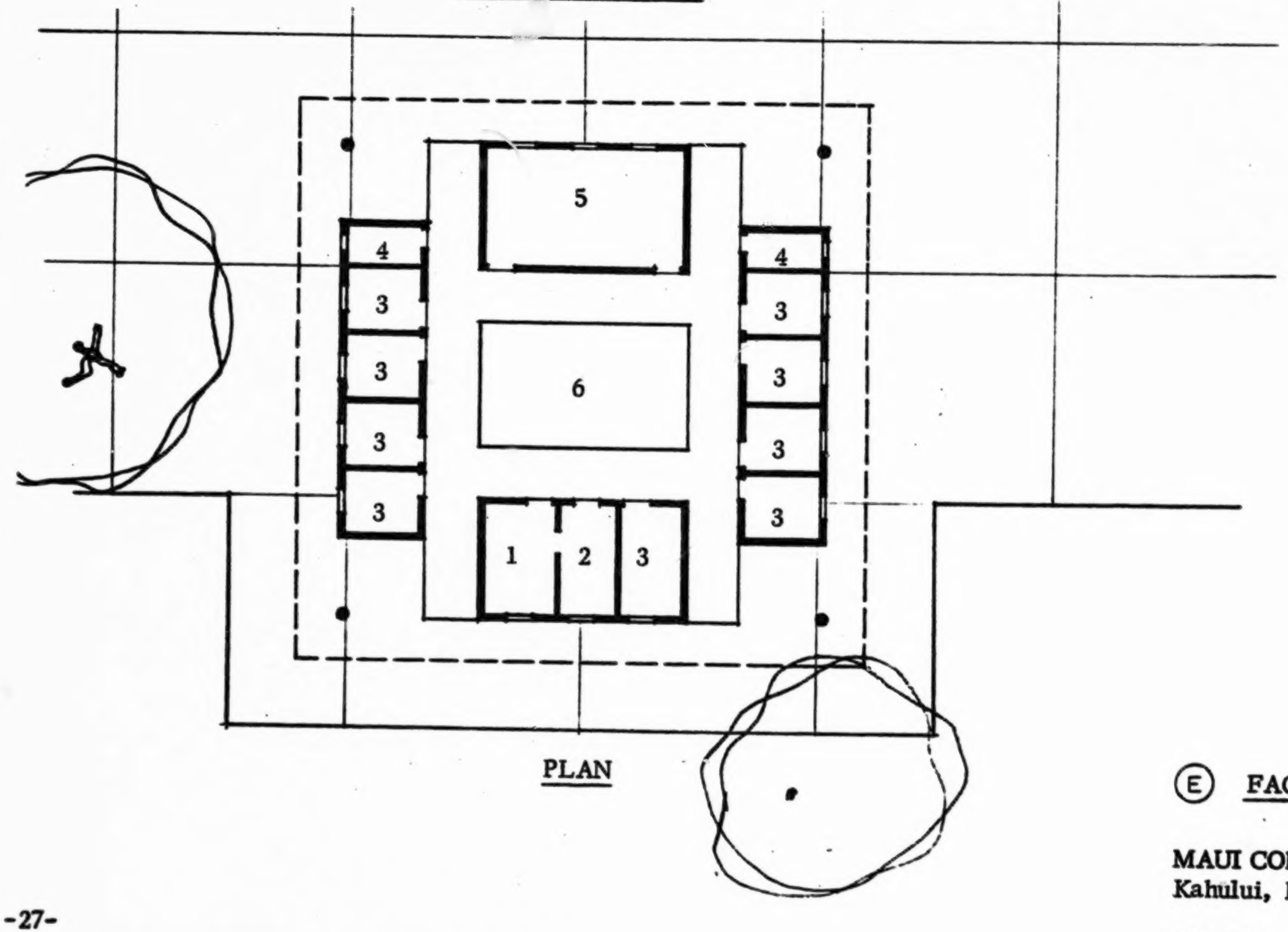
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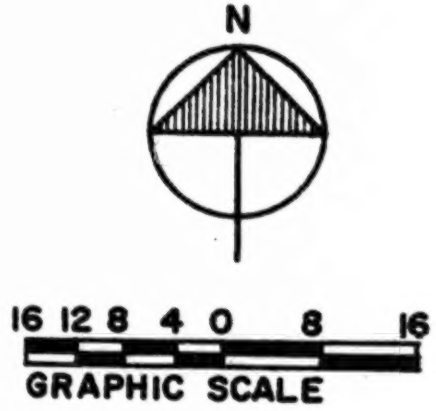
PLAN

ROOM KEY

1. Chairman's Office
2. Clerical Office
3. Office
4. Toilet
5. Conference Room
6. Open Court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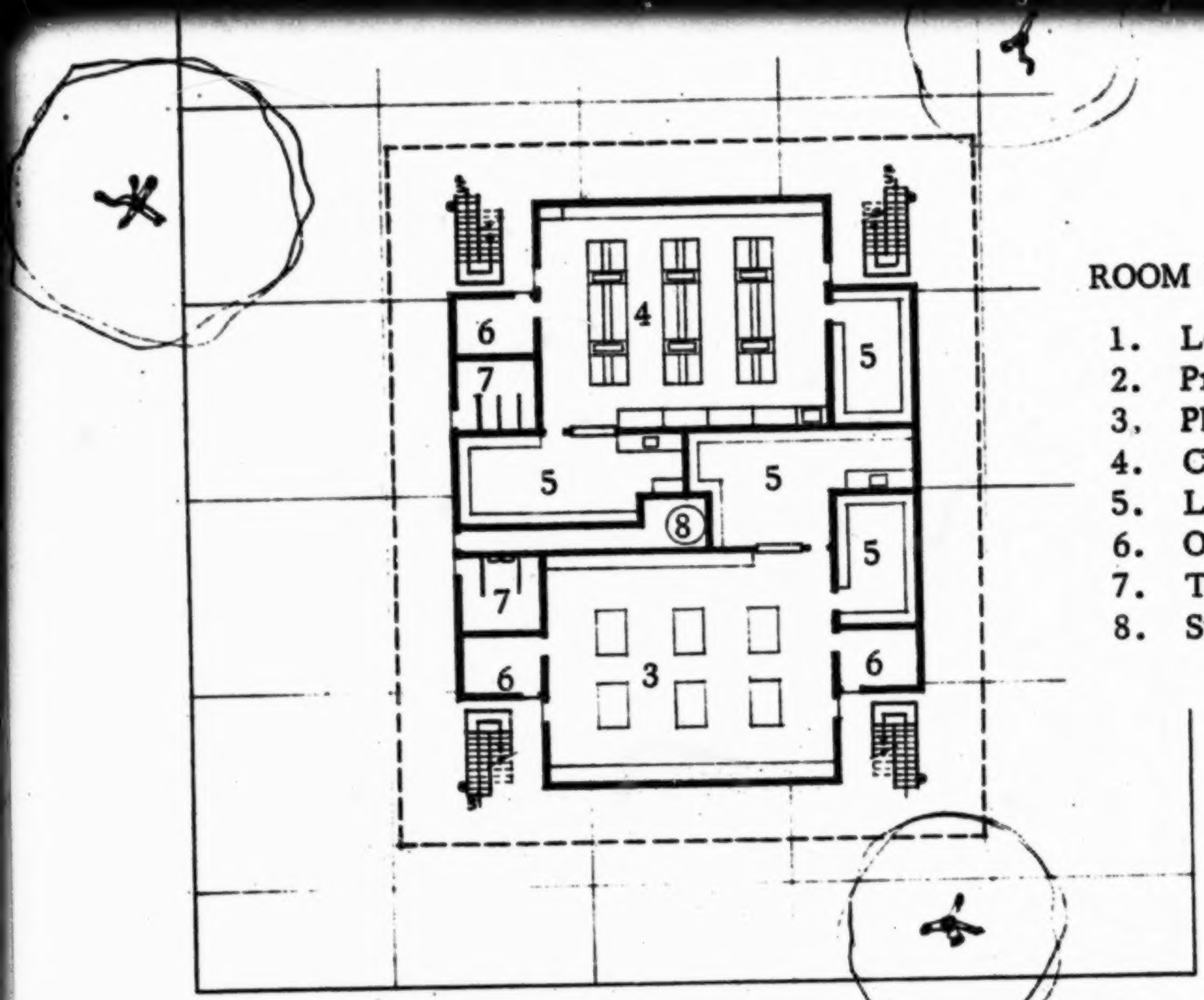
GRAPHIC SCALE

Ⓔ FACULTY OFFICE BUILDING

MAUI COMMUNITY COLLEGE
Kahului, Maui, Hawaii

SHOSO KAGAWA, Architect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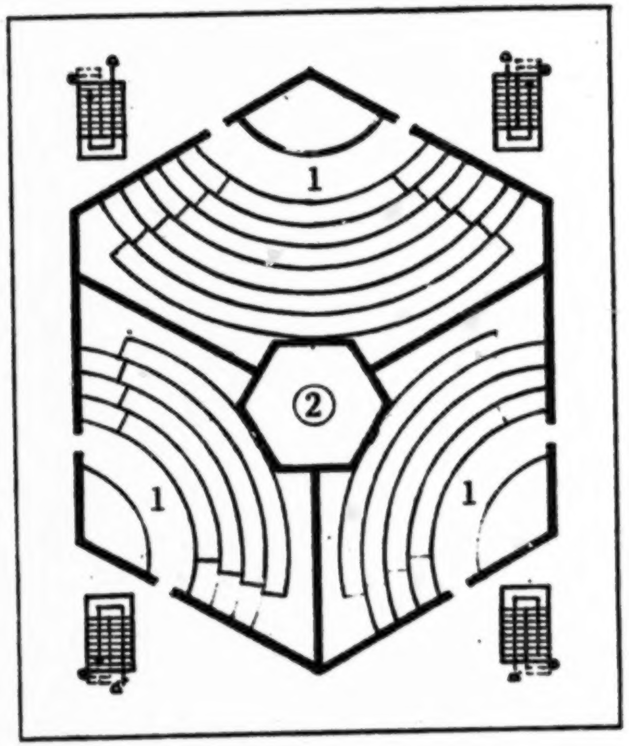
FIRST FLOOR PLAN

ROOM KEY

1. Lecture Hall
2. Projection Room
3, Physic-Biology Lab.
4. Chemistry Lab.
5. Lab. Storage
6. Office
7. Toilets
8. Stair



SECOND FLOOR PLAN

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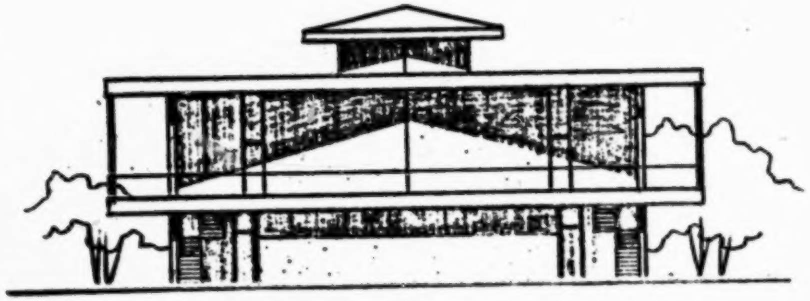
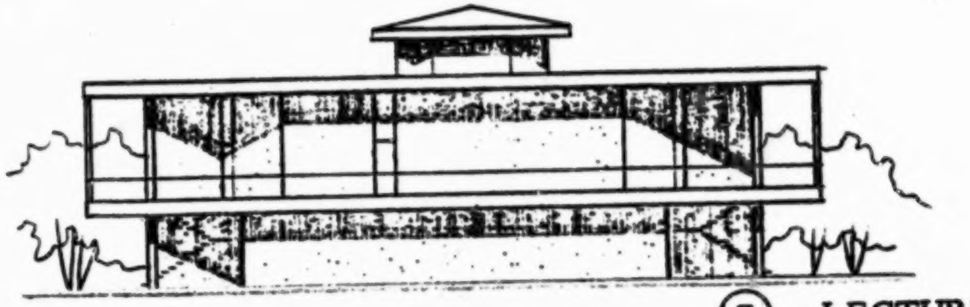
GRAPHIC SCALE



SOUTH ELEVATION



EAST ELEVATION

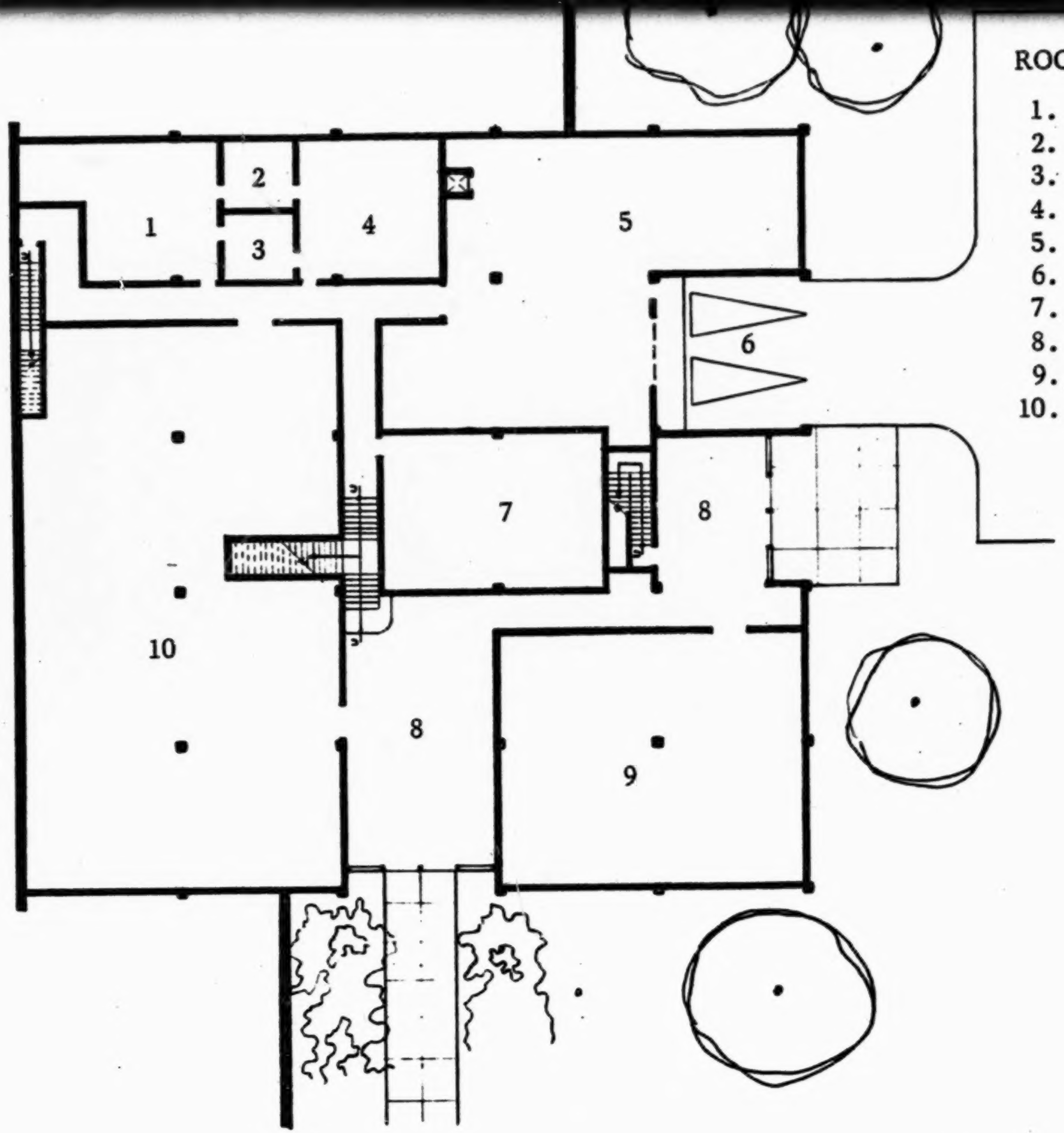
Ⓕ LECTURE HALLS & SCIENCE LAB.

MAUI COMMUNITY COLLEGE
Kahului, Maui, Hawaii

SHOSO KAGAWA, Architect

ROOM KEY

1. Technical Process
2. Control
3. Media Spec.
4. Studio
5. Workroom
6. Loading Platform
7. Microfilm
8. Lobby
9. A/C Equipment Room
10. Periodical Storage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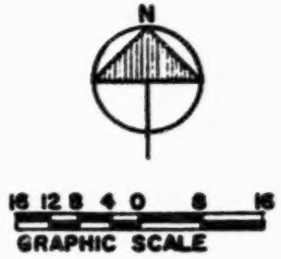
BASEMENT PLAN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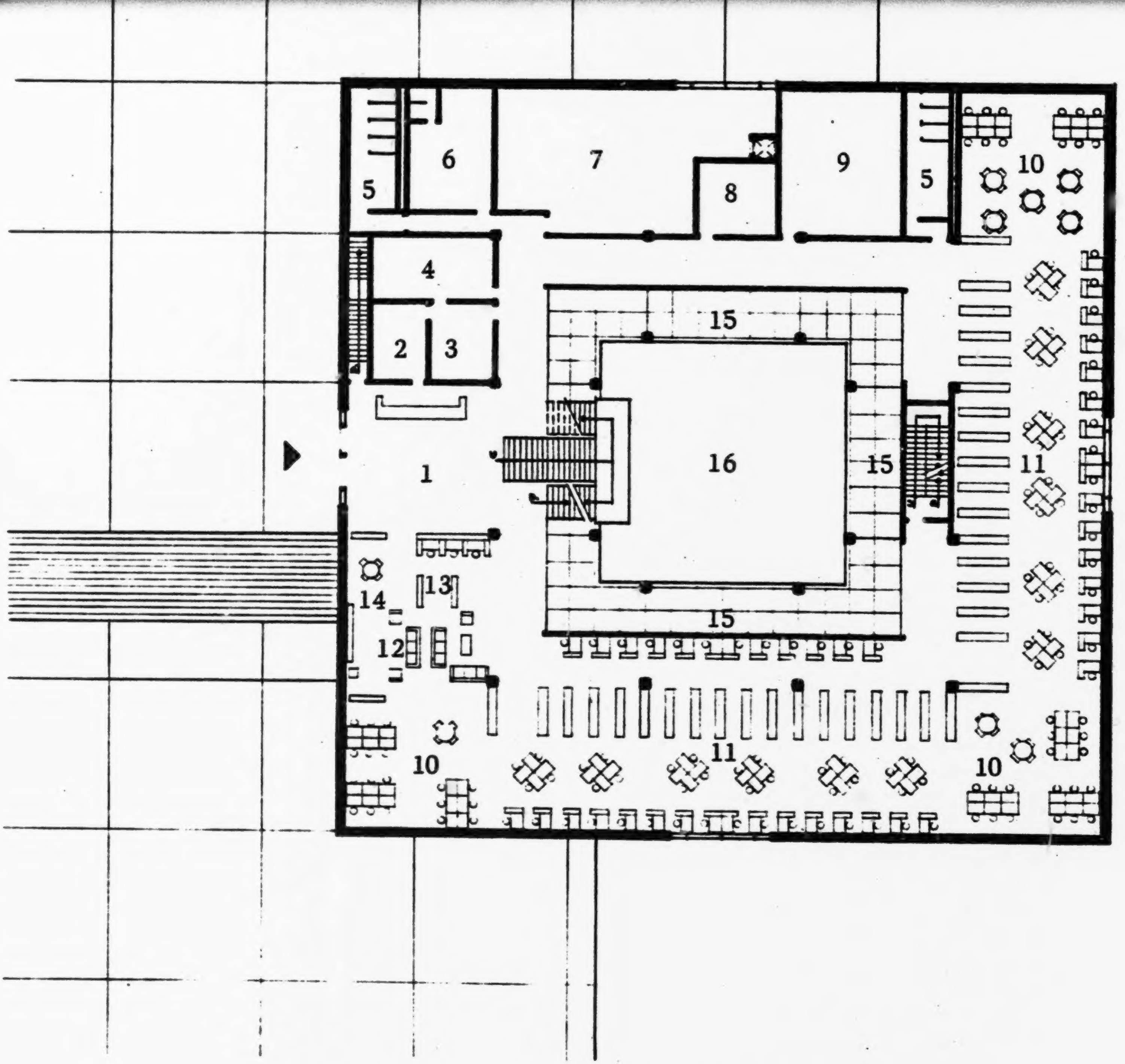
GRAPHIC SCALE

Ⓖ LIBRARY

MAUI COMMUNITY COLLEGE
Kahului, Maui, Hawaii

SHOSO KAGAWA, Architect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FIRST FLOOR PLAN

ROOM KEY

1. Entry Lobby
2. Asst. Librarian & Sec.
3. Head Librarian
4. Conference Room
5. Toilet
6. Staff Lounge
7. Workroom
8. Equipment Storage
9. Teacher's Prep.
10. Readers
11. Stacks
12. Lounge
13. Reference
14. Periodicals
15. Lanai
16. Garden

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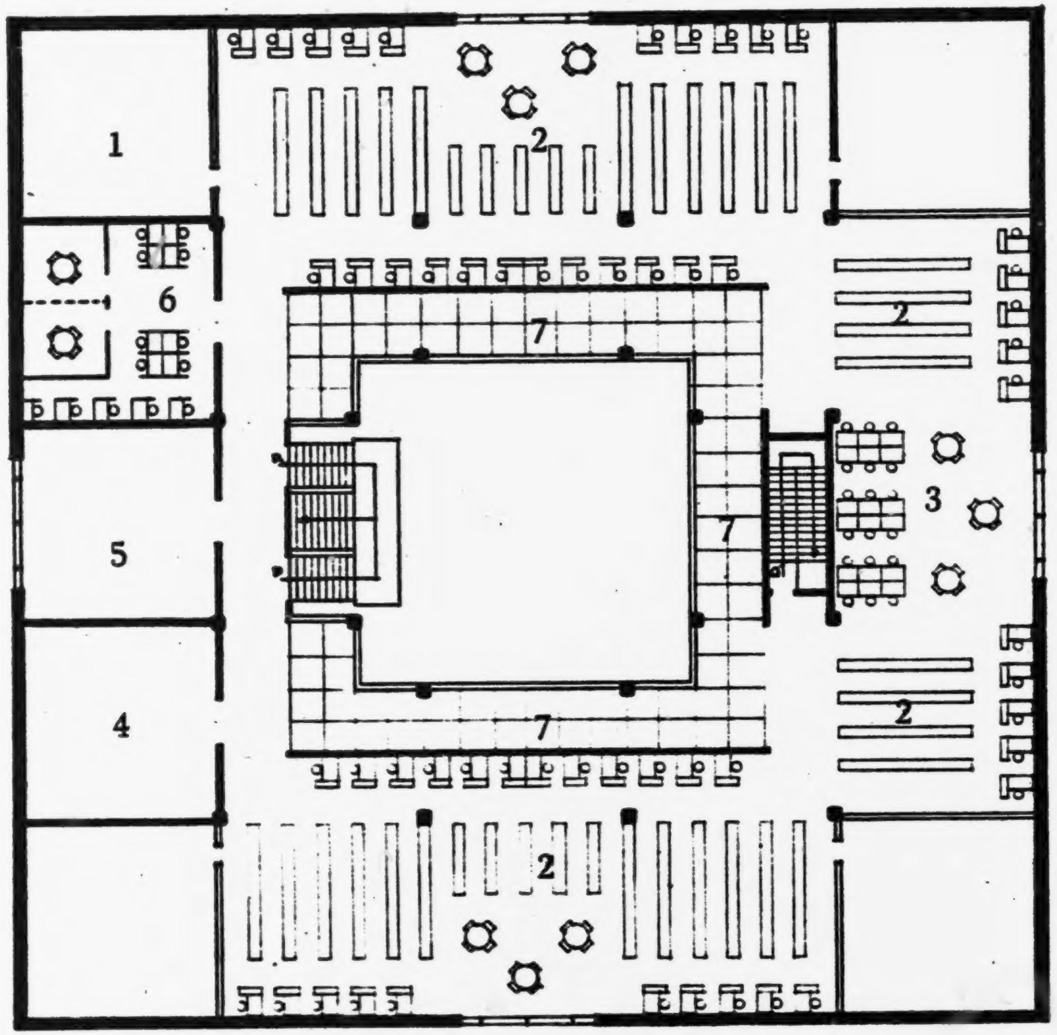
GRAPHIC SCALE

Ⓖ LIBRARY

MAUI COMMUNITY COLLEGE
Kahului, Maui, Hawaii

SHOSO KAGAWA, Architect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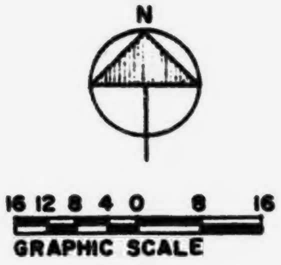
SECOND FLOOR PLAN

ROOM KEY

1. Lounge
2. Stacks
3. Readers
4. Maui Collection Room
5. Music Collection
6. Study Group
7. Lanai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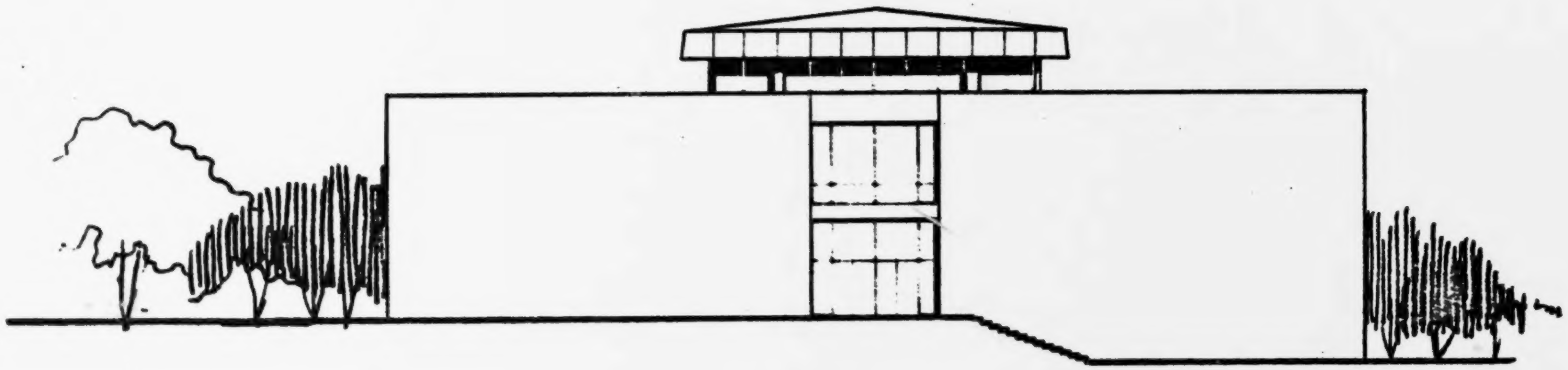
GRAPHIC SCALE

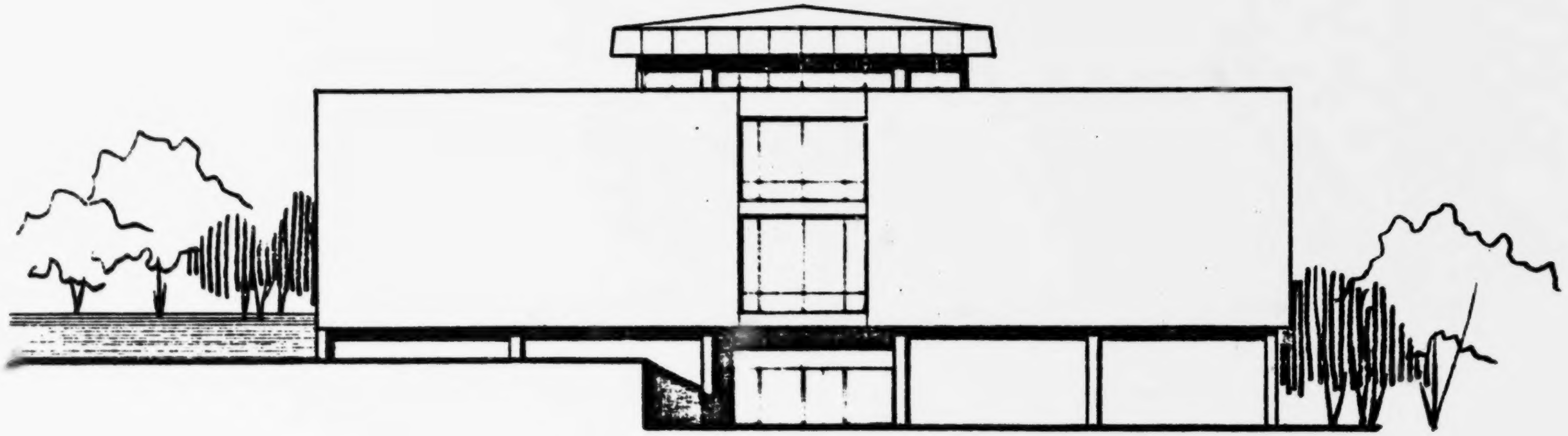
Ⓖ LIBRARY

MAUI COMMUNITY COLLEGE
Kahului, Maui, Hawaii

SHOSO KAGAWA, Architect



WEST ELEVATION



SOUTH ELEVATION

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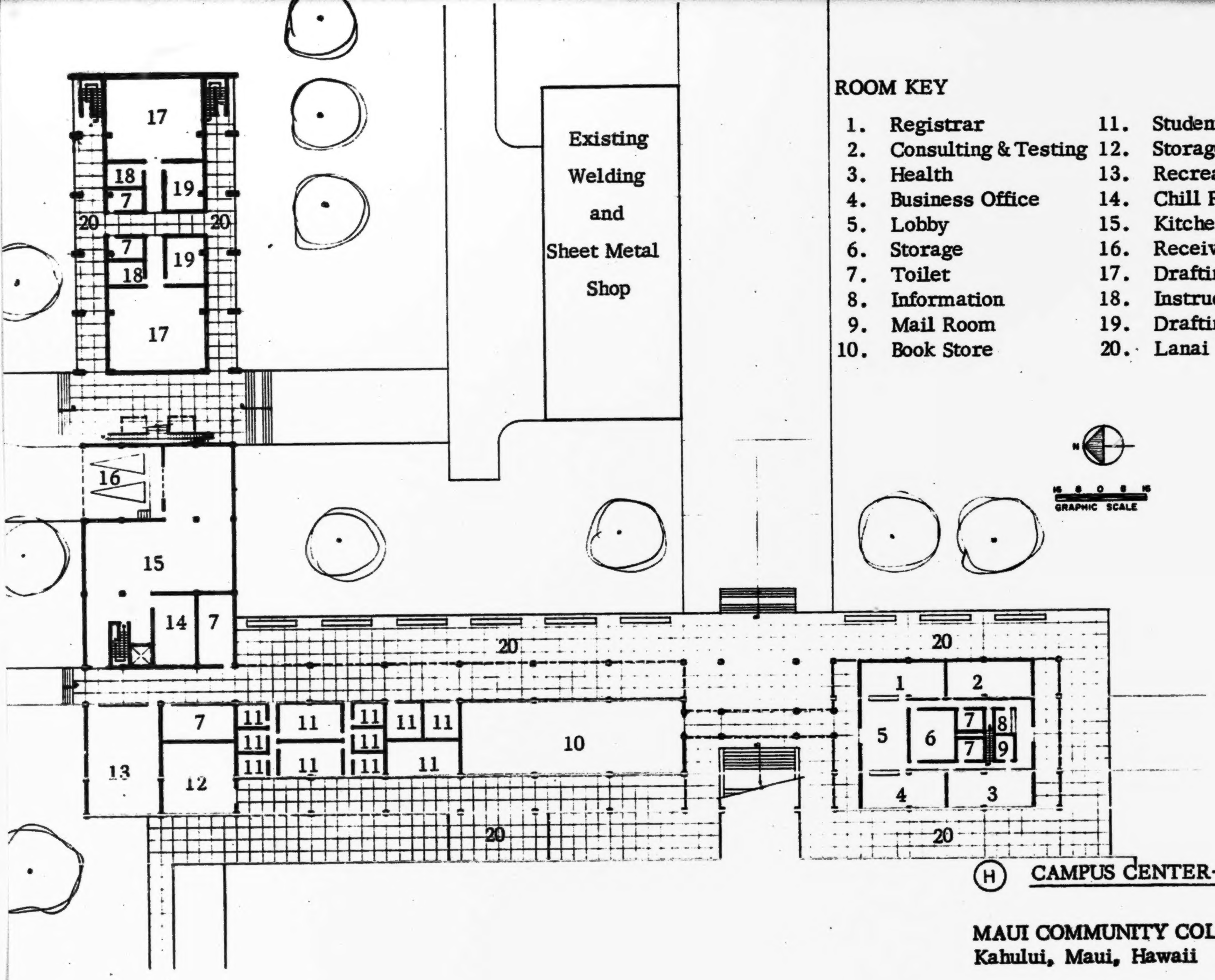
GRAPHIC SCALE

Ⓖ LIBRARY

MAUI COMMUNITY COLLEGE
Kahului, Maui, Hawaii

SHOSO KAGAWA, Architect


Existing
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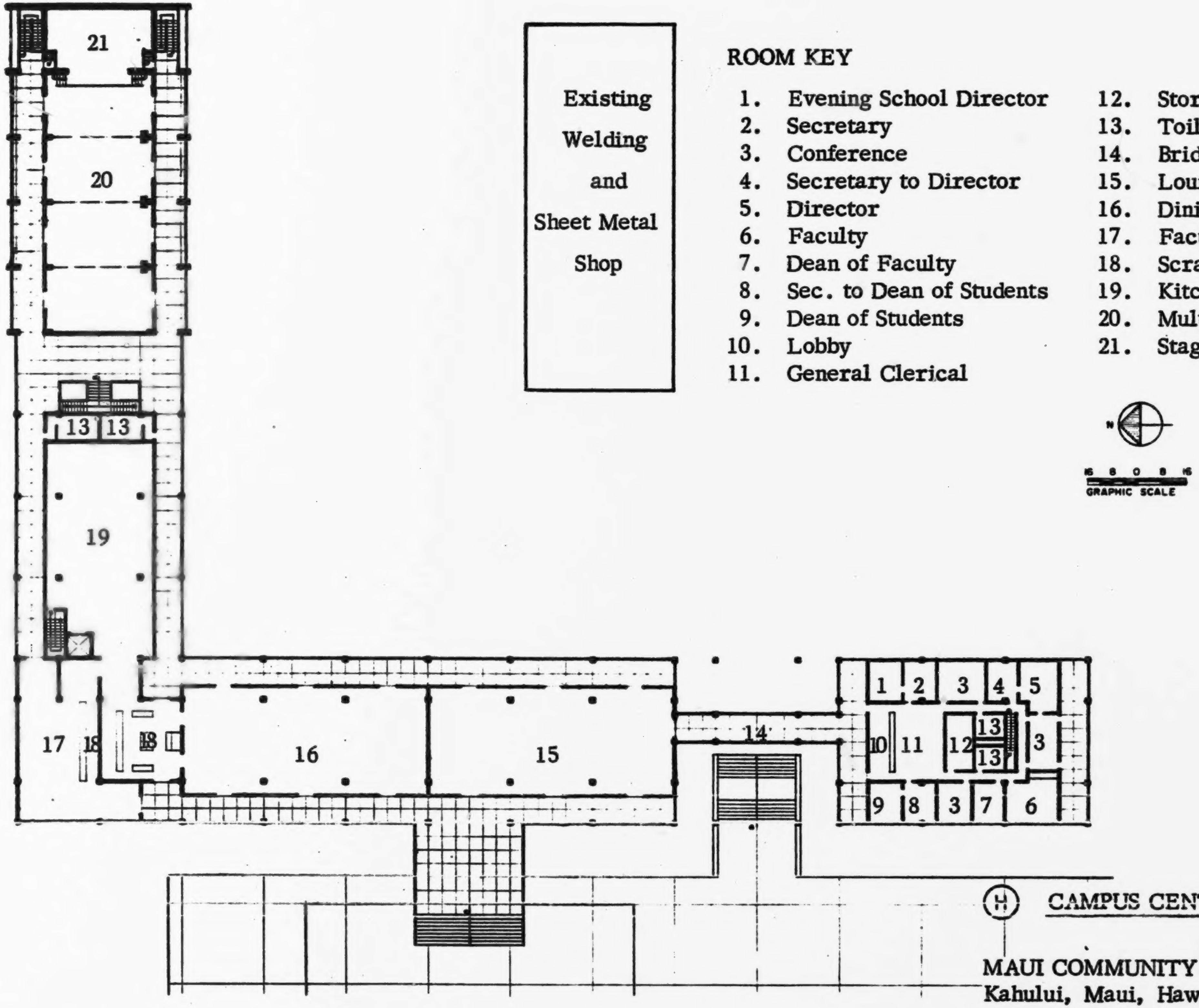
ROOM KEY

1. Registrar
2. Consulting & Testing
3. Health
4. Business Office
5. Lobby
6. Storage
7. Toilet
8. Information
9. Mail Room
10. Book Store
11. Student Activities Office
12. Storage & Utility Room
13. Recreation Room
14. Chill Room
15. Kitchen (Storage)
16. Receiving
17. Drafting Room
18. Instructor's Office
19. Drafting Room Storage
20. Lanai

Ⓗ CAMPUS CENTER-ADMIN. BUILDING

MAUI COMMUNITY COLLEGE
Kahului, Maui, Hawaii

SHOSO KAGAWA, Architect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GRAPHIC SCALE
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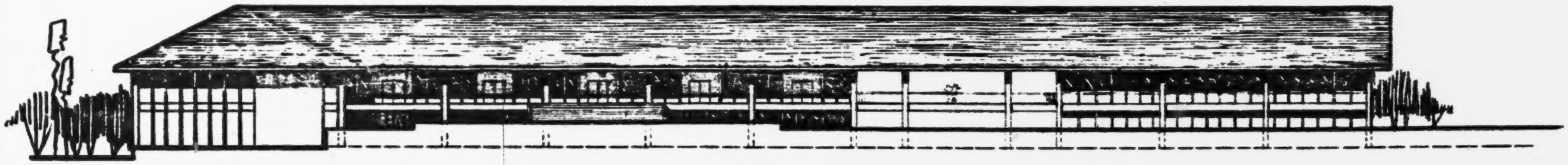
ROOM KEY

1. Evening School Director
2. Secretary
3. Conference
4. Secretary to Director
5. Director
6. Faculty
7. Dean of Faculty
8. Sec. to Dean of Students
9. Dean of Students
10. Lobby
11. General Clerical
12. Storage
13. Toilet
14. Bridge
15. Lounge
16. Dining
17. Faculty Dining
18. Scramble Service
19. Kitchen (Preparation)
20. Multi-Purpose Room
21. Stage

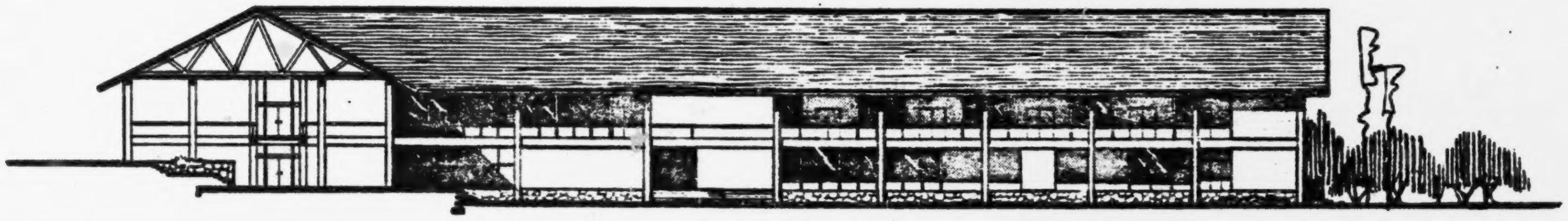
(H) CAMPUS CENTER-ADMIN. BUILDING

MAUI COMMUNITY COLLEGE
Kahului, Maui, Hawaii

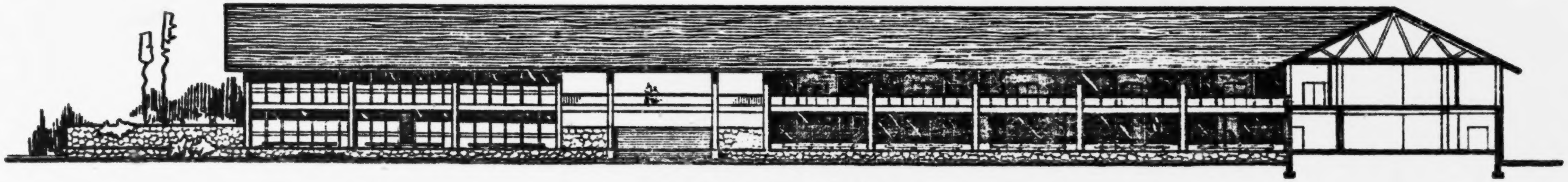
SHOSO KAGAWA, Architect



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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GRAPHIC SCALE

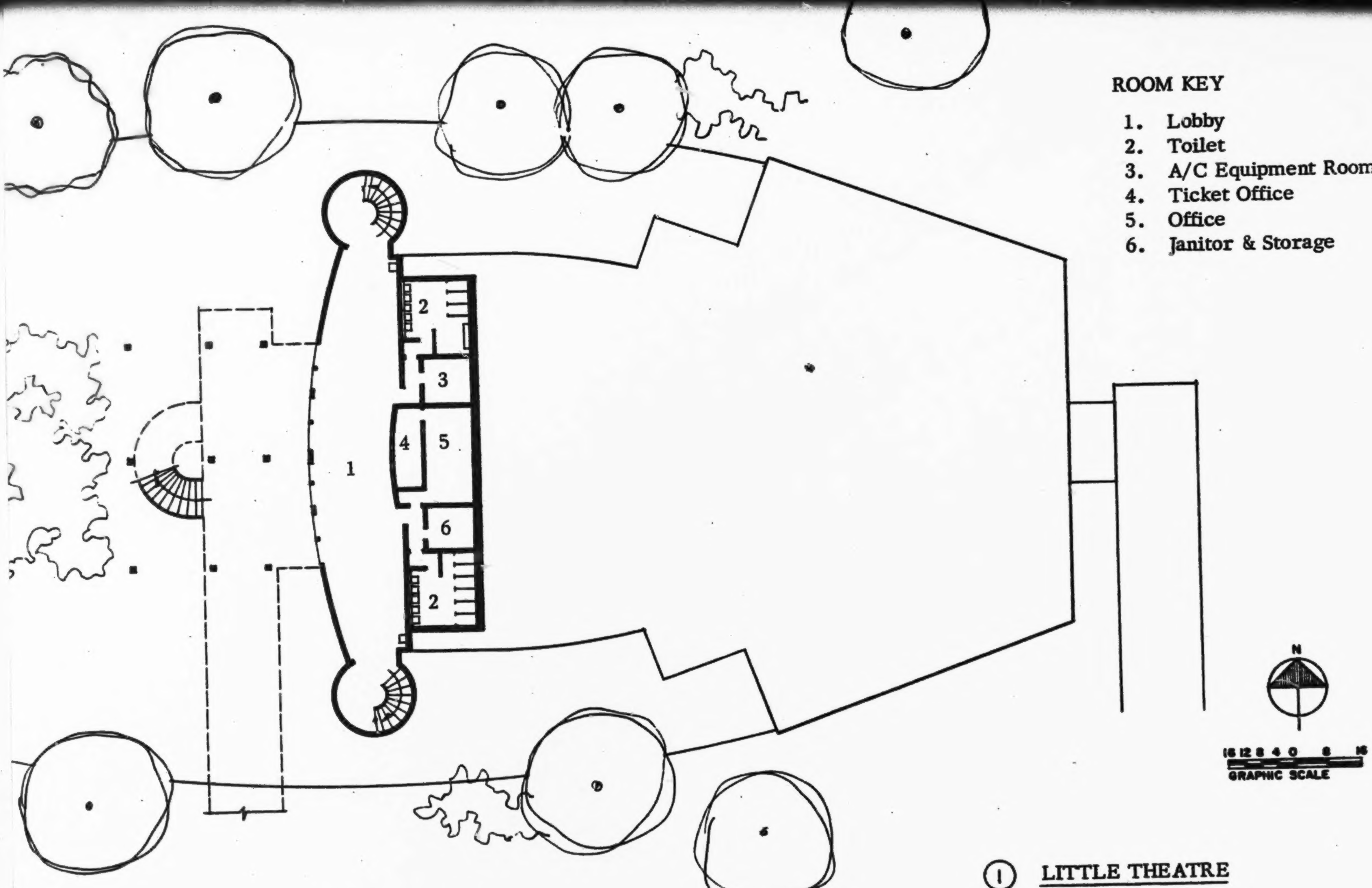
Ⓗ CAMPUS CENTER-ADMIN. BUILDING

MAUI COMMUNITY COLLEGE
Kahului, Maui, Hawaii

SHOSO KAGAWA, Architect

ROOM KEY

1. Lobby
2. Toilet
3. A/C Equipment Room
4. Ticket Office
5. Office
6. Janitor & Storage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GRAPHIC SCALE

LOWER LEVEL PLAN

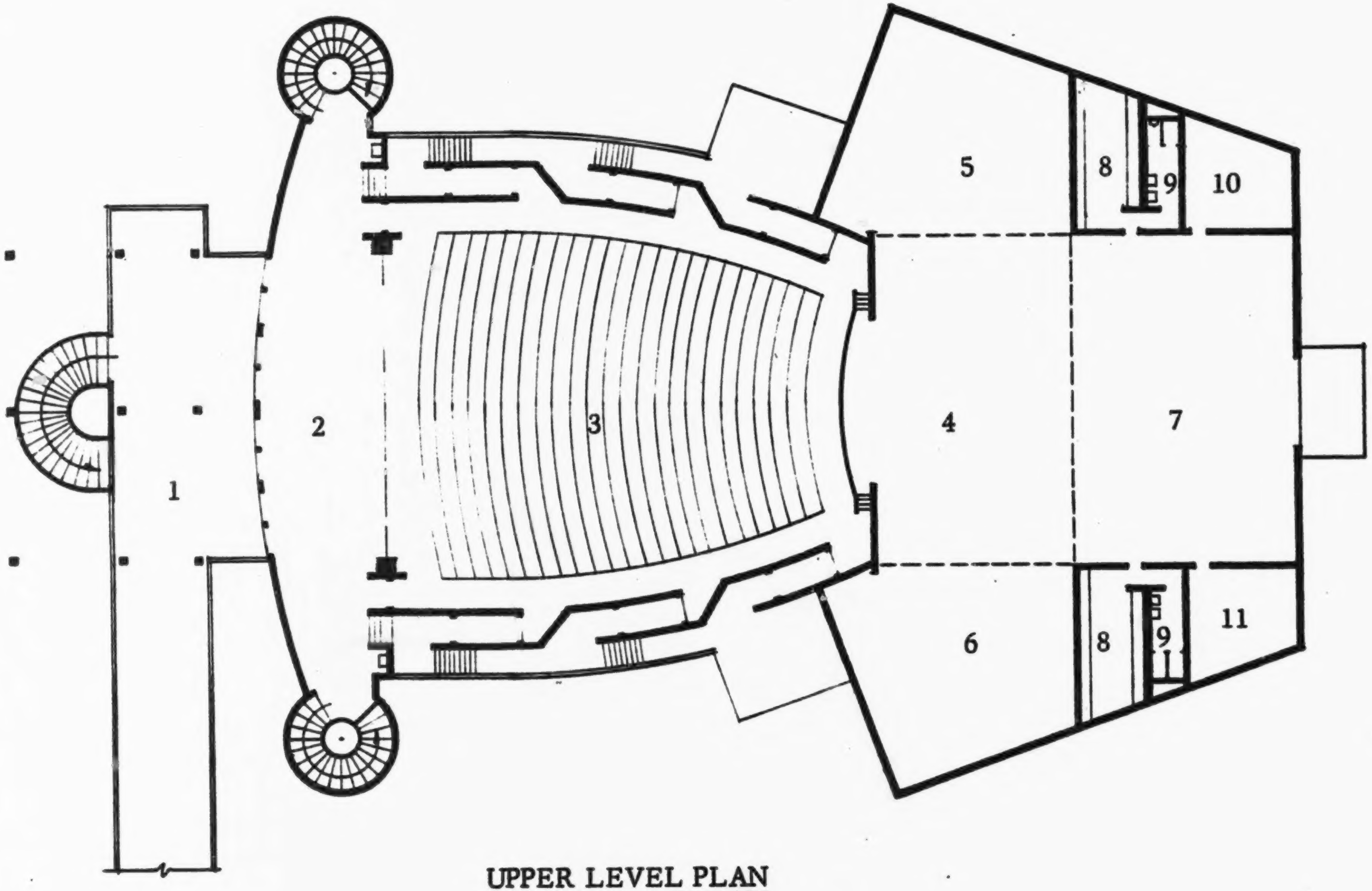
① LITTLE THEATRE

MAUI COMMUNITY COLLEGE
Kahului, Maui, Hawaii

SHOSO KAGAWA, Architect

ROOM KEY

1. Bridge
2. Lobby
3. Seating
4. Stage
5. Left Stage
6. Right Stage
7. Work Area
8. Dressing Room
9. Toilet
10. Tool Storage
11. Paint Storage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UPPER LEVEL PLAN

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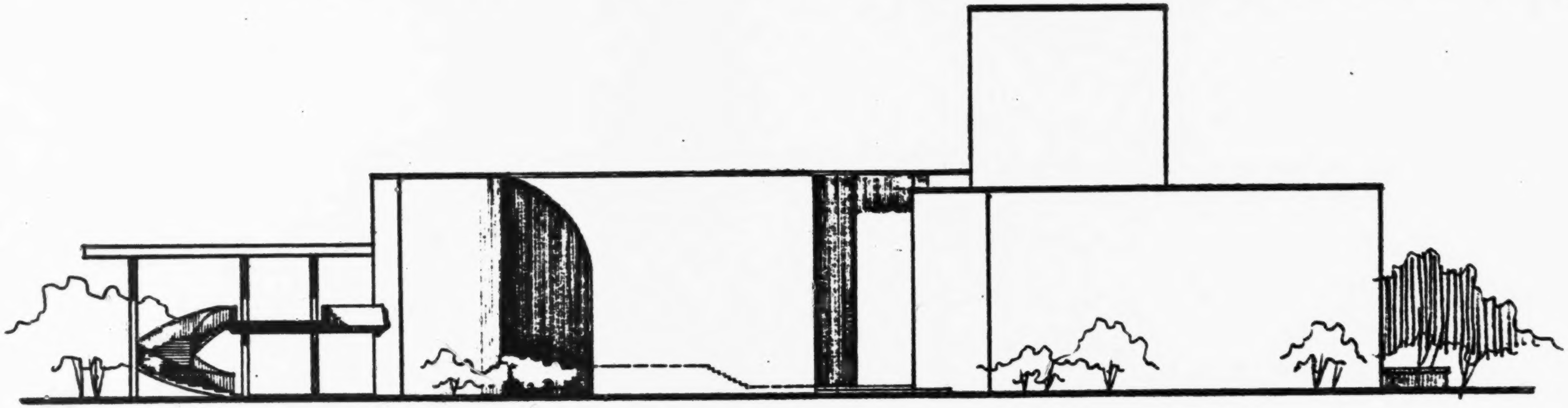
GRAPHIC SCALE

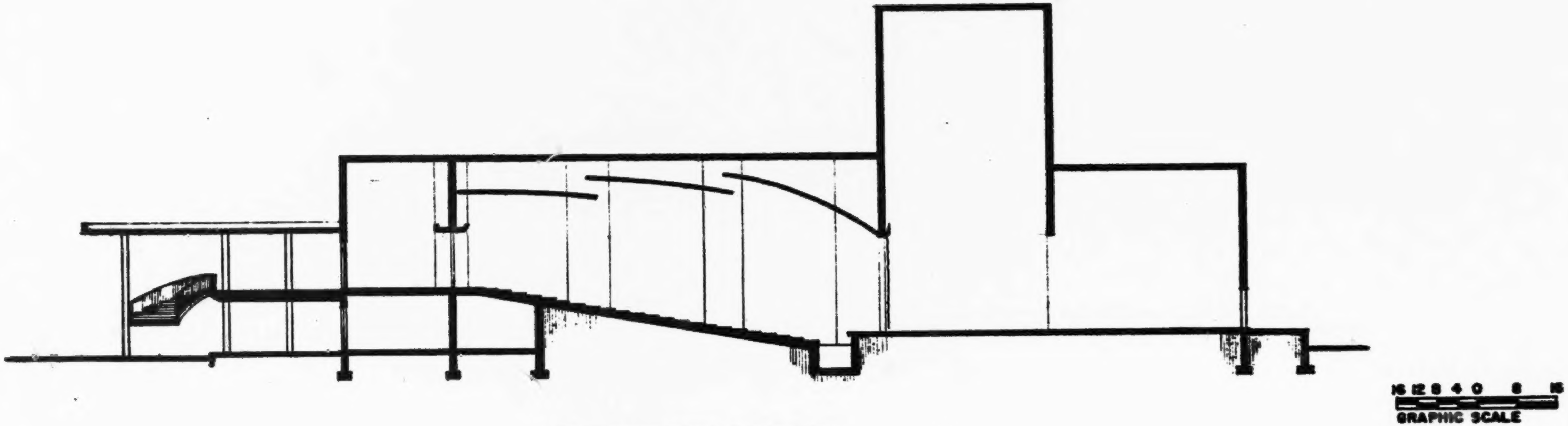
① LITTLE THEATRE

MAUI COMMUNITY COLLEGE
Kahului, Maui, Hawaii

SHOSO KAGAWA, Architect



SOUTH ELEVATION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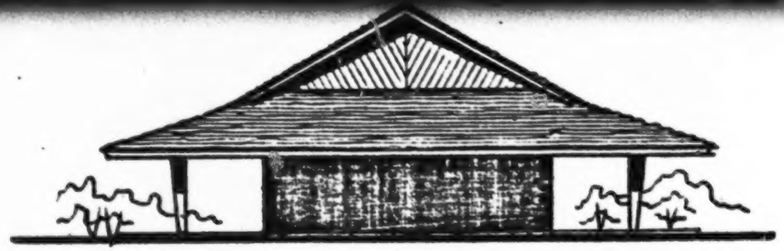
GRAPHIC SCALE

LONGITUDINAL SECTION

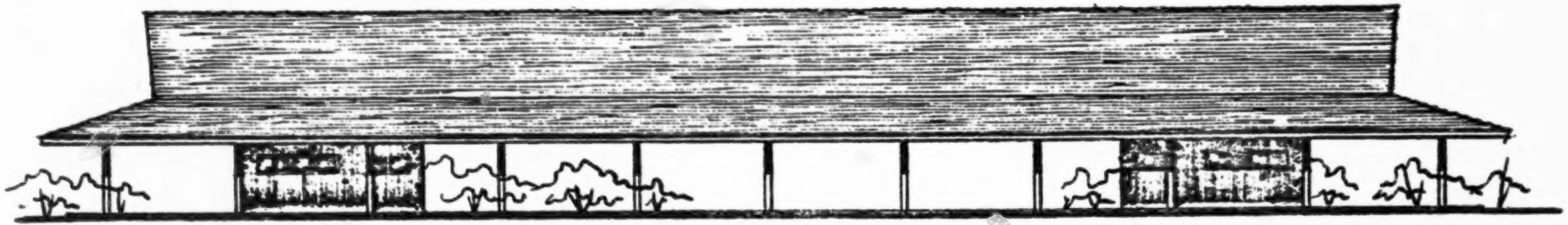
① LITTLE THEATRE

MAUI COMMUNITY COLLEGE
Kahului, Maui, Hawaii

SHOSO KAGAWA, Architect



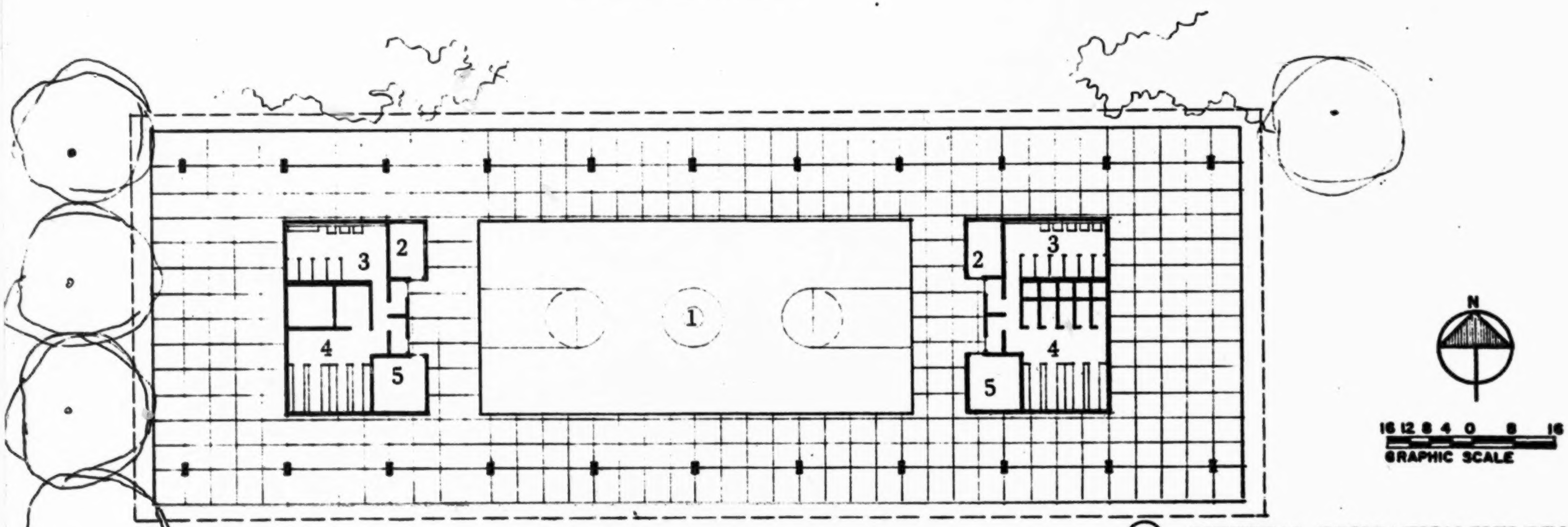
EAST ELEVATION



SOUTH ELEVATION

ROOM KEY

1. Basketball Court
2. Office
3. Toilet
4. Locker Room
5. Storage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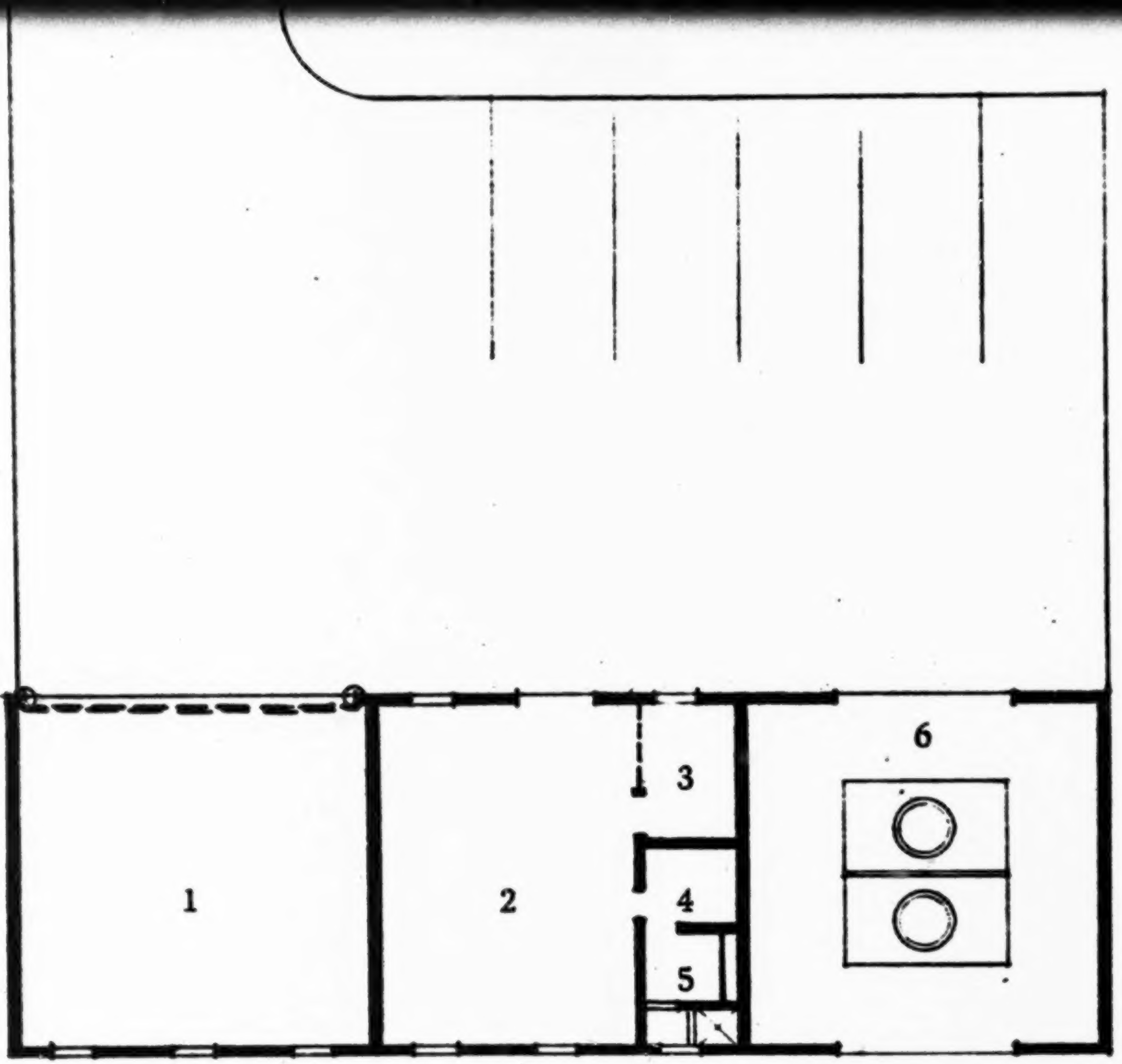
GRAPHIC SCALE

Ⓙ PHYSICAL EDUCATION BUILDING

MAUI COMMUNITY COLLEGE
Kahului, Maui, Hawaii

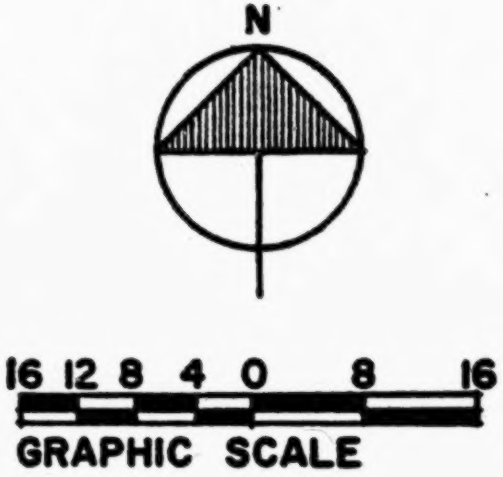
SHOSO KAGAWA, Architect



PLAN

ROOM KEY

1. Truck & Equip. Garage
2. Storage Room
3. Maintenance Office
4. Toilet
5. Lockers
6. Cooling Towers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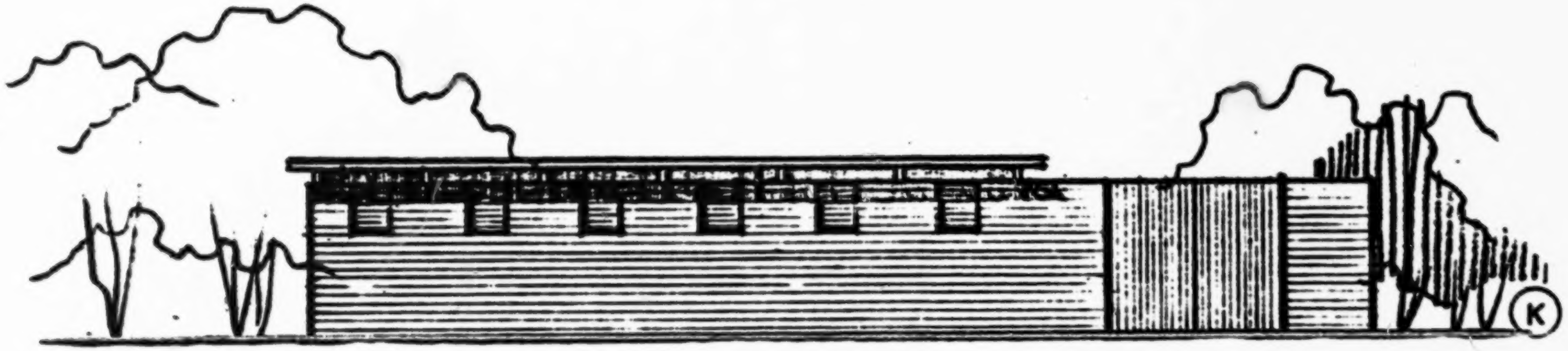

SOUTH ELEVATION

Ⓚ UTILITY BUILDING

MAUI COMMUNITY COLLEGE
Kahului, Maui, Hawaii

SHOSO KAGAWA, Architect

MAUI COMMUNITY COLLEGE

KAHULUI, MAUI, HAWAII

PROPOSED ARCHITECTURAL PROGRAM

SPACE	CAPACITY	AREA (S.F.)
1. Academic Classroom Group		
a. General Classroom # 1	15	
1) Classroom Space		650
2) Storage		35
b. General Classroom # 2	15	685
c. General Classroom # 3	15	685
d. General Classroom # 4	15	685
e. General Classroom # 5	15	685
f. General Classroom # 6	15	685
g. Language Laboratory # 1		685
h. Language Laboratory # 2		685
i. Lecture Hall # 1		1,640
j. Lecture Hall # 2		1,050
k. Lecture Hall # 3		1,050
l. Projection Room		270
m. Science Laboratory # 1		1,280
n. Science Laboratory # 2		1,280
o. Laboratory Storage		225
p. Biology-Geology Stockroom & Preparation Room		425
q. Chemistry Stockroom & Preparation Room		420
r. Physics Stockroom & Preparation Room		225
s. Laboratory Faculty Offices (3)		270
t. Toilets		260

u.	Faculty Offices (9 at 80 s.f.)	720	
v.	Division Chairman's Office	108	
w.	Conference Room	360	
x.	Toilets and Janitor's Closet Building	690	
	NET FLOOR AREA	15,753 s.f.	
	GROSS FLOOR AREA		21,579 s.f.

2. Library Building

MAIN LEVEL

a.	Entrance Lobby & Circulation Desk	730
b.	Head Librarian	165
c.	Assistant Library & Secretary	140
d.	Conference Room	260
e.	Work Room	1,080
f.	Equipment Room	195
g.	Teacher's Preparation Room	590
h.	Staff Lounge	330
i.	Readers and Stack Spaces	7,300
j.	Toilet	540
	FLOOR AREA	11,330

SECOND FLOOR LEVEL

a.	Readers and Stack Spaces	6,470
b.	Group Study Room	730
c.	Music Room	730
d.	Maui County Collection Room	730
	FLOOR AREA	8,660

BASEMENT SPACE

a.	Periodical Storage	4,950

b.	Work Room	2,574	
c.	Technical Process	662	
d.	Control	144	
e.	Media Specification	144	
f.	Studio	576	
g.	Micro Film	1,000	
h.	Receiving	624	
i.	A/C Machine Room	2,193	
	FLOOR AREA	12,867	
	NET FLOOR AREA	32,857 s.f.	
	GROSS FLOOR AREA		48,884 s.f.

3. Campus Center-Administration Building

CAMPUS CENTER

a.	Student Lounge	2,898
b.	Student Dining Room	2,898
c.	Faculty Dining Room	1,242
d.	Kitchen (Storage, Preparation & Dishwashing)	2,485
e.	Kitchen: (Serving Areas)	1,222
f.	Multi-Purpose Room (Divisible into 3 classrooms)	3,010
	1) Platform, including Dressing, etc.	700
	2) Chair Storage	280
g.	Book Store, Campus Mail, Book Store Manager's Office, & Lost and Found	2,133
h.	Student Government & Activities, including Campus Center Director's Office	1,449
i.	Recreation Room	1,060
j.	Kitchen (Receiving, Garbage Storage)	3,746
k.	Drafting Room # 1	1,085

	1) Instructor's Office		117
	2) Drafting Room Storage		245
l.	Drafting Room # 2		1,050
	1) Instructor's Office		117
	2) Drafting Room Storage		245
m.	Storage Areas		689
n.	Toilet Facilities		1,195
o.	Stair, Circulation Areas		3,826
		FLOOR AREA	31,692

ADMINISTRATION BUILDING

a.	Director's Office		
	1) Director's Office Suite	1	209
	2) Secretary to Director and Waiting Room	1	135
b.	Evening Director's Office		
	1) Office Suite		175
	2) Secretary to Evening Director and Waiting Room		142
c.	Dean of Student		
	1) Office		175
	2) Waiting Room		142
d.	Placement Office	1	135
e.	Dean of Faculty	1	135
f.	Staff and Faculty Lounge		263
g.	General Clerical Space	4	360
h.	Conference Room # 1		190
i.	Conference Room # 2		209
j.	Storage (Clerical)		166
k.	Registrar		412
l.	Bursar		412
m.	Testing and Counselling		418
n.	Health		418

o.	Lobby and Waiting Space		434	
p.	General Storage Area		305	
q.	Information, Telephone Operator, and Mail Room	1	135	
r.	Printing Room		100	
s.	Toilets (Men & Women, 2 levels)		320	
		FLOOR AREA	5,390	
		NET FLOOR AREA	37,082 s.f.	
		GROSS FLOOR AREA		72,015 s.f.

4. Little Theatre

a.	Auditorium (Continental Seating)	600	5,740	
b.	Lobby, 2nd Floor		2,077	
c.	Stage		4,719	
d.	Work Room		2,160	
e.	Dressing Toilet Areas		1,050	
f.	Tool Storage		340	
g.	Paint Storage		340	
h.	Office		450	
i.	Public Toilets		900	
j.	Lobby-Gallery (1st Floor)		2,077	
		NET FLOOR AREA	19,853 s.f.	
		GROSS FLOOR AREA		23,300 s.f.

MAUI COMMUNITY COLLEGE

KAHULUI, MAUI, HAWAII

OUTLINE SPECIFICATIONS

A. CLASSROOM BUILDING: GENERAL-PURPOSE, COTTAGE TYPE

1. Structural Design:
   a. Ground Floor: Concrete slab on grade.
   b. Exterior Walls:
      1) 2" x 4" studs, 1'-4" c.c., finished exterior with rough 1" x 8" T&G, All-Heart Redwood, inside with 1" x 8" S4S, T&G, All-Heart Redwood, painted.
      2) Moss Rock Walls where shown.
   c. Roof Framing: Wood truss out of select structural Grade D.F.

2. Bearing Partitions, Interior: 2" x 4" studs, 1'-4" c.c.

3. Non-Bearing Partitions, Interior: 2" x 4" studs, 1" x 4" c.c.

4. Termite Treatment: Structural lumber pressure treated with wolman salts or osmasalts. Finishing lumber penta pressure treated, except Redwood or Cedar.

5. Roof Sheathing: Where exposed to view, 1" x 8" rough T&G Redwood. Where not exposed to view, 1" x 6" rough construction Grade D.F., purlins, 10" c.c.

6. Roofing: Thick butt cedar shakes, exposed 10" to the weather. Natural weathered finish.

7. Doors: Exterior-Solid core flush door with philippine mahogany veneer, paint-grade, meeting CS 171-58, Type I.

8. Doors: Interior-Hollow core flush door with Philippine Mahogany veneer, paint-grade, meeting CS 171-58, Type II.

9. Cabinet Work: Cabinet Fronts, 3/4" Philippine Mahogany plywood, satin polyurethane finish.

10. Sheet Metal Work: Gutter, Downspouts, Flashing; 16 oz. cold rolled copper.

11. Finish Floor: 1/8" vinyl asbestos tile, vinyl cove base.

12. Ceiling: 5/8" Type X Gypsum board, taped, painted.

13. Windows: Aluminum jalousies, Redwood slats, painted.

14. Fixed Glass: 7/32" Crystal sheets.

15. Lighting: Surface mounted fluorescent light producing 70 feet. Candles on table tops.

16. Fire Protection:
    a. Fire Alarm System.
    b. Fire Hose Cabinets with Fire Extinguishers.

B. CLASSROOM BUILDING: SPECIAL PURPOSE (LANGUAGE ARTS)

1. Structural Design:
    a. Ground Floor: Concrete slab on grade.
    b. Exterior Walls:
        1) 2" x 4" studs, 1'-4" c.c., finished exterior with rough 1" x 8" T&G, All-Heart Redwood and Stained. Finished interior with 1" x 8" S4S, T&G, All-Heart Redwood, painted.
        2) Moss Rock Walls where shown.
    c. Roof Framing: Wood truss out of select structural Grade D.F.

2. Bearing Partitions, Interior: 2" x 4" studs, 1'-4" c.c.

3. Non-Bearing Partitions, Interior: 2" x 4" studs, 1'-4" c.c.

4. Termite Treatment: Structural lumber pressure treated with wolman salts or osmasalts. Finishing lumber penta pressure treated, except Redwood or Cedar.

5. Roof Sheathing: Where exposed to view, 1" x 8" rough T&G Redwood. Where not exposed to view, 1" x 6" rough construction Grade D.F., purlins, 10" c.c.

6. Roofing: Thick butt cedar shakes exposed 10" to the weather, natural weathered finish.

7. Doors: Exterior-Solid core flush door with philippine mahogany veneer, paint-grade, meeting CS 171-58, Type I.

8. Doors: Interior-Hollow core flush door with Philippine Mahogany veneer, paint-grade, meeting CS 171-58, Type II.

9. Cabinet Work: Cabinet Fronts, 3/4" Philippine Mahogany plywood, satin polyurethane finish.

10. Sheet Metal Work: Gutter, Downspouts, Flashing; 16 oz. cold rolled copper.

11. Special Equipment: Connections to Library Building for Audio-Visual Equipment.

12. Finish Floor: 1/8" vinyl asbestos tile, vinyl cove base.

13. Ceiling: 5/8" Type X Gypsum board, taped, painted.

14. Windows: Aluminum jalousies, Redwood slats, painted.

15. Fixed Glass: 7/32" Crystal sheets.

16. Lighting: Surface mounted fluorescent light producing 70 feet. Candles on table tops.

17. Fire Protection:
    a. Fire Alarm System.
    b. Fire Hose Cabinets with Fire Extinguishers.

C. CLASSROOM TOILET BUILDING

1. Structural Design:
    a. Ground Floor: Concrete slab on grade.
    b. Exterior Walls:
        1) 2" x 4" studs, 1'-4" c.c., finished exterior with rough 1" x 8" T&G, All-Heart Redwood, inside with 1" x 8" S4S, T&G, All-Heart Redwood, painted.
        2) Moss Rock Walls where shown.
    c. Roof Framing: Wood truss out of select structural Grade D. F.

2. Bearing Partitions, Interior: 2" x 4" studs, 1'-4" c.c.

3. Non-Bearing Partitions, Interior: 2" x 4" studs, 1'-4" c.c.

4. Termite Treatment: Structural lumper pressure treated with wolman salts or osmasalts. Finishing lumber penta pressure treated, except redwood or cedar.

5. Roof Sheathing: Where exposed to view, 1" x 8" rough T&G Redwood. Where not exposed to view, 1" x 6" rough construction Grade D.F., purlins, 10" c.c.

6. Roofing: Thick butt cedar shakes, exposed 10" to the weather. Natural weathered finish.

7. Doors: Exterior-Solid core flush door with Philippine Mahogany veneer, paint-grade, meeting CS 171-58, Type I.

8. Sheet Metal Work: Gutter, Downspouts, Flashing; 16 oz. cold rolled copper.

9. Wainscot: Ceramic Tile, 4'-4" high.

10. Finish Floor: Ceramic Mosaic Tile.

11. Ceiling: 5/8" Type X Gypsum board, taped, painted.

12. Windows: Aluminum jalousies, obscure glass slats.

13. Glass and Glazing: 1/4" wired patterned obscure glass.

14. Toilet Partitions: Metal, Galvanized bonderized steel.

15. Toilet Rooms:
    a. Fixtures - Men:
        1) 5 Water Closets.
        2) 4 Lavatories.
    b. Fixtures - Women:
        1) 8 Water Closets.
        2) 8 Lavatories.
    c. Janitor:
        1) 1 Slop Sink.

16. Lighting: Surface Metal Fluorescent.

17. Plumbing: To 5'-0" outside building line.

D. FACULTY OFFICE BUILDING

1. Structural Design:
    a. Ground Floor: Concrete slab on grade.

b. Exterior Walls:

    1) 2" x 4" studs, 1'-4" c.c., finished exterior with rough 1" x 8" T&G, All-Heart Redwood, inside with 1" x 8" S4S, T&G, All-Heart Redwood, painted.

    2) Moss Rock Walls where shown.

c. Roof Framing: Wood truss out of select structural Grade D. F.

2. Bearing Partitions, Interior: 2" x 4" studs, 5/8" Type X Gypsum board both sides, taped, painted.

3. Non-Bearing Partitions, Interior: 2" x 4" studs, 5/8" Type X Gypsum board both sides, taped, painted.

4. Termite Treatment: Structural lumber pressure treated with wolman salts or osmasalts. Finishing lumber penta pressure treated, except Redwood or Cedar.

5. Roof Sheathing: Where exposed to view, 1" x 8" rough T&G Redwood. Where not exposed to view, 1" x 6" rough construction Grade D. F., purlins, 10" c.c.

6. Roofing: Thick butt cedar shakes, exposed 10" to the weather. Natural weathered finish.

7. Doors: Exterior-Solid core flush door with Philippine Mahogany veneer, paint-grade, meeting CS 171-58, Type I.

8. Doors: Interior-Hollow core flush door with Philippine Mahogany veneer, paint-grade, meeting CS 171-58, Type II.

9. Cabinet Work: Laminated Plastic over 3/4" Particle board.

10. Sheet Metal Work: Gutter, Downspouts, Flashing; 16 oz. cold rolled copper.

11. Finish Floor: 1/8" vinyl asbestos tile, vinyl cove base.

12. Ceiling: Acoustical tile.

13. Windows: Aluminum jalousies, Redwood slats.

14. Fixed Glass: 7/32" Crystal sheet.

15. Toilet Rooms:

    a. Fixtures - Men:

        1) 1 Water Closet.

        2) 1 Lavatory.
    - b. Fixtures - Women:
        - 1) 1 Water Closet.
        - 2) 1 Lavatory.
- 16. Lighting: Recessed fluorescent light.
- 17. Fire Protection:
    - a. Fire Alarm System.
    - b. Fire Hose Cabinets and Fire Extinguishers.
- 18. Plumbing: To 5'-0" outside building line.

E. COVERED OUTDOOR STUDY PAVILIONS

1. Structural Design:
    - a. Ground Floor: Concrete slab on grade.
    - b. Columns: 4" x 4" Select structural D.F.
    - c. Roof Framing: Glued laminated wood beams and purlins with steel tension ring and center connector.
2. Termite Treatment: Structural lumber pressure treated with wolman salt or osmasalts. Finishing lumber penta pressure treated, except Redwood or Cedar.
3. Roof Decking: Western Red Cedar, "Select-Dex".
4. Roofing: Thick butt cedar shakes exposed 10" to the weather. Natural weathered finish.
5. Benches: 2" x 4" select All-Heart Redwood.
6. Sheet Metal Work: Gutter, Downspouts, Flashing; 16 oz. cold rolled copper.
7. Finish Floor: Concrete.
8. Ceiling: Exposed wood.
9. Lighting: Suspended incandescent.

F. CLASSROOM BUILDING: LECTURE HALLS AND SCIENCE LABORATORIES (TWO STORIES)

1. Structural Design:
   a. Ground Floor: Concrete slab on grade.
   b. Second Floor Framing: Reinforced concrete beams, girders, and slab.
   c. Exterior Walls: 8" x 16" x 8" concrete blocks, exterior cement plastered and painted.
   d. Columns: Reinforced concrete.
   e. Roof Framing: Steel truss, corrugated metal decking over.
2. Bearing Partitions, Interior: 8" x 16" x 8" concrete blocks, painted.
3. Non-Bearing Partitions, Interior: 8" x 16" x 8" concrete blocks, painted.
4. Termite Treatment: Structural lumber pressure treated with wolman salts or osmasalts. Finishing lumber penta pressure treated, except Redwood or Cedar.
5. Roofing: 5 ply composition, 20 year specification, gravel topping.
6. Doors: Exterior-Solid core flush door with Philippine Mahogany veneer, paint-grade, meeting CS 171-58, Type I.
7. Doors: Interior-Hollow core flush door with Philippine Mahogany veneer, paint-grade, meeting CS 171-58, Type II.
8. Sheet Metal Work: Gutters, Downspouts, Flashing; 16 oz. cold rolled copper.
9. Laboratory Equipment and Storage Cabinets: Hamilton or equal, as follows:
   a. Chemistry Laboratory:
      1) Three student tables, each designed for eight students. Seventy-two individual drawers in each table for a total of Two Hundred and Sixteen drawers. Table equipment to include gas cocks, A/C outlets, cold water faucets, lead cap sinks.
      2) Four (4) fume hoods.
      3) One (1) emergency center.
      4) One (1) wall sink unit.
      5) Three (3) vented acid storage.
      6) One (1) preparation counter.
      7) Continuous 24" deep wall counters.

b. Physics - Geology - Biology Laboratories:

   1) Three (3) eight student physic's tables with twenty four individual drawers per table and center pedestal. Table equipment to include gas cocks, A/C receptacles, D.C. receptacles equal to Standard Electric Time or Lah-Volt, upright rods and cross bars with clamps.
   2) 30" deep continuous wall counters with sinks and service fixtures.
   3) One (1) microscope storage cabinets with adjustable shelves.
   4) One (1) glass top biology display table with interchangeable drawers.
   5) Two (2) laboratory trucks.
   6) Storage cabinets as required.
   7) One (1) physic's preparation table.
   8) One (1) biology preparation table.

10. Finish Floor: 1/8" vinyl asbestos tile, vinyl cove base.
11. Ceiling: Acoustical Tile.
12. Fixed Glass: 1/4" polished plate glass.
13. Toilet Rooms:
    a. Fixtures - Men:
       1) 2 Water Closets.
       2) 2 Lavatories.
       3) 1 Urinal.
    b. Fixtures - Women:
       1) 3 Water Closets.
       2) 2 Lavatories.
    c. Janitor:
       1) 1 Slop Sink.
14. Lighting: Recessed fluorescent and incandescent downlight.
15. Fire Protection:
    a. Fire Alarm System.
    b. Fire Hose Cabinets and Fire Extinguishers.
16. Air Conditioning and Ventilation:
    a. Chill water system with remote cooling covers.
    b. 24 gauge galvanized iron duct work for laboratory equipment.
    c. Roof power exhausters for acid fumes.

17. Plumbing: To 5'-0" outside building line.
    a. Corrosion waste lines.
    b. Acid Interceptor.

18. Gas service to building.

G. LIBRARY BUILDING (3 STORIES)

1. Structural Design:
    a. Basement Floor: Concrete slab on grade.
    b. First, Second Floor and Roof Framing: Reinforced concrete girders with 2 way concrete slab.
    c. Exterior Walls: Precast white cement concrete panel with concrete block back up.
    d. Columns: Reinforced Concrete.

2. Non-Bearing Partitions, Interior: 5/8" Gypsum board on metal studs, taped, and painted.

3. Termite Treatment: Structural lumber pressure treated with wolman salts or osmasalts. Finishing lumber penta pressure treated, except Redwood or Cedar.

4. Roofing: 5 ply composition roofing, 20 year specification, gravel topping.

5. Membrane Waterproofing: 2nd floor toilets, central garden sub slab.

6. Doors: Exterior-Solid core flush door with Philippine Mahogany veneer, paint-grade, meeting CS 171-58, Type I.
    a. Aluminum frame entrance doors with heat resisting glass glazing.

7. Doors: Interior-Hollow core flush door with Philippine Mahogany veneer, paint-grade, meeting CS 171-58, Type II.

8. Sheet Metal Work: 16 oz. cold rolled copper.

9. Cabinet Work: Particle board faced with laminated plastic.

10. Special Equipment:
    a. Book lift.
    b. Pneumatic tube system.

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c. Tele-Communication System.

d. Micro filming and reading.

e. Library equipment under separate Furnishing Contract.

11. Finish Floor:

    a. Basement Floor: Concrete with cement base or vinyl asbestos tile with vinyl cove base.

    b. First and Second Floors: Offices, Work and Utility Area - Vinyl asbestos tile. Stock and Reading Area - Carpet, Lanai and Entrance Vestibule Area-Terrazzo. Toilet Rooms - Ceramic tile.

12. Ceiling: Suspended 2' x 4' acoustical tile.

13. Glazing: 1/4" Heat-resisting glass in aluminum frame.

14. Plastic Glazing: Acrylic plastic glazing over central garden in steel framework.

15. Toilet Partitions: Metal, Galvanized, Bonderized steel.

16. Toilet Rooms:

    a. Fixtures - Men:

        1) 3 Water Closets.

        2) 3 Lavatories.

        3) 2 Urinals.

    b. Fixtures - Women:

        1) 4 Water Closets.

        2) 3 Lavatories.

    c. Janitor:

        1) 3 Slop Sinks, one on each floor.

17. Lighting: Recessed fluorescent light.

18. Fire Protections:

    a. Fire Alarm System.

    b. Fire Hose Cabinets with Fire Estinguishers.

19. Air Conditioning: Chill water system.

20. Plumbing: To 5'-0" outside building line.

H. LITTLE THEATRE

1. Structural Design:
    - a. Ground Floor: Concrete slab on grade.
    - b. Second Floor Framing: Reinforced concrete beams, girders, and slab.
    - c. Exterior Walls: Reinforced concrete walls and concrete block, cement plastered.
    - d. Columns: Reinforced concrete.
    - e. Roof Framing: Steel truss.
    - f. Stair: Reinforced concrete.

2. Bearing Partitions, Interior: Reinforced concrete and concrete blocks plastered. Vinyl wall covering over.

3. Non-Bearing Partitions, Interior: Concrete blocks, plastered with vinyl wall covering over.

4. Termite Treatment: Structural lumber pressure treated with wolman salts or osmasalts. Finishing lumber penta pressure treated, except Redwood or Cedar.

5. Roof Decking: Corrugated steel decking, polystyrene roof insulation over.

6. Roofing: 5 ply composition roofing, 20 year specifications, gravel topping.

7. Doors: Exterior-Class B-2 hour mineral core door with flush wood veneer for auditorium and stage area.
    - a. Lobby doors: Aluminum frame glazed doors.

8. Doors: Interior-Solid core flush door with plastic laminate veneer, paint-grade, meeting CS 171-58, Type II.

9. Cabinet Work: 3/4" particle board. Plastic Laminate covered on exposed surfaces.

10. Sheet Metal Work: Gutter, Downspouts, Flashing, and Gravel Stops; 16 oz. cold rolled copper (exterior of building face). C.I. pipe (interior of building face).

11. Special Equipment:
    - a. Operable Walls: Hauserman or equal.
    - b. Seating: Continental.

c. Curtain tracks: Heavy duty auditorium type with separate valance curtain tracks.

d. Curtain: Asbestos cloth.

e. Hydraulic lift orchestra stage.

12. Miscellaneous Metal:

a. Stainless steel and mild steel railing with balusters.

b. Steel ladders.

13. Finish Floor:

a. Auditorium: Carpet.

b. Lobby: Terrazzo.

c. Stage: Apitong, natural finish.

d. Toilets: Ceramic Tile

e. Office: Vinyl asbestos tile.

14. Acoustical treatment:

a. Sound absorbing and reflecting surfaces as required.

15. Glazing: 1/4" polished plate glass in aluminum frame.

16. Toilet Partitions: Metal, Galvanized, Bonderized steel.

17. Toilet Rooms:

a. Fixtures - Men:

1) 3 Water Closets.

2) 5 Lavatories.

3) 5 Urinals.

b. Fixtures - Women:

1) 6 Water Closets.

2) 5 Lavatories.

c. Janitor:

1) 1 Slop sink.

18. Lighting: Incandescent downlight in Lobby and Auditorium. Stage lighting and spot light system.

19. Fire Protections:
    - a. Fire Alarm System.
    - b. Fire Hose Cabinets and Fire Extinguishers.

20. Air Conditioning and Ventilation:
    - a. Chill water system.
    - b. Roof exhausters over stage.

21. Plumbing: To 5'-0" outside building line.

I. CAMPUS CENTER - ADMINISTRATION BUILDING (TWO STORIES)

1. Structural Design:
    - a. Ground Floor: Concrete slab on grade.
    - b. Second Floor Framing: Reinforced concrete.
    - c. Exterior Walls: Concrete blocks, painted.
    - d. Columns: Reinforced concrete.
    - e. Roof Framing: Steel truss, wood purlins.

2. Bearing Partitions, Interior: Concrete blocks, plastered both sides, painted finish.

3. Non-Bearing Partitions, Interior: Permanent partitions; 5/8" Gypsum board on metal studs. Office partitions; Movable wall system, Hauserman or equal.

4. Termite Treatment: Structural lumber pressure treated with wolman salts or osmasalts. Finish lumber penta pressure treated, except Redwood or Cedar.

5. Roof Decking/Sheathing: Tim deck cedar decking.

6. Roofing: Thick butt cedar shingles, 10" to the weather.

7. Waterproofing: 2nd floor toilets and Kitchen; membrane type.

8. Doors: Exterior-Solid core flush door with Philippine Mahogany veneer, paint-grade, meeting CS 171-58, Type I.
    - a. Fire Doors: Class C,1 hour doors.
    - b. Vestibule and Lobby Doors: Aluminum frame glazed doors.

9. Doors: Interior-Hollow core flush door with Philippine Mahogany veneer, paint-grade, meeting CS 171-58, Type II.

10. Railing: Steel, painted.

11. Sheet Metal Work: Gutter, Downspouts, Flashing; 16 oz. cold rolled copper (outside building face). Cl. pipe (inside building face).

12. Special Equipment:
    a. Kitchen Equipment:
        1) Serving counters, preparation and dishwashing counters, various tables, shelving: Type 302, 18-8 stainless steel.
        2) Chill and freezer boxes.
        3) Refrigerated garbage room.
        4) Dish machine.
        5) Refrigerators.
        6) Gas and Electric ranges and oven.
    b. Lockers: Metal, two tier type for Kitchen, six tier high for student locker room.
    c. Flag poles: Forty feet high aluminum poles, complete with all accessories, two required.
    d. Platform curtain rod: Equal to ADC.
    e. Stage curtain rod: Heavy Duty stage tracks.
    f. Proscenium curtain: Asbestos cloth.

13. Finish Floor:
    a. Administration section: Vinyl asbestos tile, 4" high vinyl cove base.
    b. Book store, offices, recreation room: Vinyl asbestos tile, 4" high vinyl cove base.
    c. Student Lounge, Dining Halls: Sheet vinyl, vinyl cove base.
    d. Drafting Rooms: vinyl asbestos tile, 4" high vinyl cove base.
    e. Multi-Purpose Room: vinyl asbestos tile.
    f. Multi-Purpose Room Platform: Apitong wood floor.
    g. Lanais: Colored concrete and scored.
    h. Kitchen: Quarry tile.
    i. Toilet Rooms: Ceramic tile, impervious natural clay type.

14. Ceiling: Acoustical tile.

15. Windows: Aluminum jalousies, 1/4" polished plate glass slats.

16. Glass and Glazing: 1/4" polish plate glass in aluminum frame.

17. Toilet Partitions: Metal, Galvanized, Bonderized steel.

18. Toilet Rooms:

   a. Fixtures - Men:

      1) 10 Water Closets.
      2) 9 Lavatories.
      3) 8 Urinals.

   b. Fixtures - Women:

      1) 18 Water Closets.

      2) 12 Lavatories.

   c. Janitor:

      1) 1 Slop Sink.

19. Lighting: Recessed fluorescent and incandescent.

20. Fire Alarm System: Complete automatic and manual, common march time coded Fire Alarm System.

21. Air Conditioning:

   a. Chill water system: Administration Wing.

22. Plumbing: To 5'-0" outside building line.

23. Program clock and signal system: Simplex or approved equal.

J. PHYSICAL EDUCATION STRUCTURE

1. Structural Design:

   a. Ground Floor: Concrete slab on grade.

   b. Exterior Walls: Moss rock for toilet and shower rooms.

   c. Columns: Steel, (part of rigid frame)

   d. Roof Framing: Stock steel rigid frame complete with purlins and braces.

2. Partitions, Interior: 8" concrete block.

3. Termite Treatment: Structural lumber pressure treated with wolman salt or osmasalts. Finishing lumber penta pressure treated, except Redwood or Cedar.

4. Roof Decking: Western Red Cedar "Select-Dex".

5. Roofing: Thick butt cedar shakes exposed 10" to the weather.

6. Doors: Exterior-Solid core flush door with Philippine Mahogany veneer, paint-grade, meeting CS 171-58, Type I.

7. Doors: Interior-Hollow core flush door with Philippine Mahogany veneer, paint-grade, meeting CS 171-58, Type II.

8. Millwork and Trims: C and Btr. Douglas Fir, painted.

9. Sheet Metal Work: Gutter and Downspouts, Flashing; 16 oz. cold rolled copper.

10. Special Equipment:
    a. One (1) set basketball back stop, ceiling mounted.
    b. Volleyball posts floor plates.

11. Finish Floor: Toilet and Shower Rooms; Ceramic tile (all others, concrete).

12. Ceiling: Exposed planking.

13. Windows: Aluminum jalousies, Redwood slats.

14. Toilet Partitions: Metal, Galvanized, Bonderized steel.

15. Toilet Rooms:
    a. Fixtures - Men:
        1) 4 Wash Closets.
        2) 3 Lavatories.
        3) 3 Urinals.
        4) 4 Showers.
    b. Fixtures - Women:
        1) 6 Wash Closets.
        2) 5 Lavatories.
        3) 5 Showers.

16. Lighting: Suspended fluorescent.

17. Fire Alarm System: Automatic and manual type.

18. Plumbing: To 5'-0" outside building line.

K. UTILITY BUILDING

1. Structural Design:
    - a. Ground Floor: Concrete slab on grade (storage area). A/C pavement (garage).
    - b. Exterior Walls: 8" concrete blocks, painted.
    - c. Roof Framing: Glued laminated beams.
2. Bearing Partitions, Interior: 8" concrete block.
3. Non-Bearing Partitions, Interior: 2" x 4" wood studs, 1" x 8" Redwood both sides, painted.
4. Termite Treatment: Structural lumber pressure treated with wolman salt or osmasalts. Finishing lumber penta pressure treated, except Redwood or Cedar.
5. Roof Decking: Western Red Cedar, " Select-Dex".
6. Roofing: 5 ply composition roofing, 20 year specification, gravel topping.
7. Doors: Exterior
    - a. Garage: Roll down metal door.
    - b. Storage: Flush solid wood.
    - c. Cooling Tower Enclosure: 1" x 8" Redwood.
8. Doors: Interior-Hollow core flush door with Philippine Mahogany veneer, paint-grade, meeting CS 171-58, Type II.
9. Shelves and Millwork: C and Btr. Douglas Fir.
10. Sheet Metal Work: Gutter, Downspouts, Gravel stops , and Flashing: 16 oz. cold rolled copper.
11. Special Equipment:
    - a. Wire mesh office partition and door.
    - b. 2 tier high lockers.
12. Finish Floor: Concrete. Ceramic tile, shower area.
13. Ceiling: Exposed decking.
14. Windows: Aluminum jalousies, wired obscure glass slats.

15. Toilet Rooms:
    a. Fixtures - Men:
        1) 1 Water Closet.
        2) 1 Lavatory.

16. Lighting: Suspended fluorescent.

17. Fire Alarm System:

18. Plumbing: To 5'-0" outside building line.

MAUI COMMUNITY COLLEGE

KAHULUI, MAUI, HAWAII

PRELIMINARY COST ESTIMATE

SUMMARY

	DESCRIPTION	ESTIMATED COST
a.	Academic Classroom Group	$ 637,761.00
b.	Library	1,164,397.00
c.	Campus Center - Administration Building	1,308,745.00
d.	Theatre	900,000.00
e.	Physical Education	212,208.00
f.	Utility Building	33,468.00
g.	Terrace, Miscellaneous Construction and Renovation	475,693.00
	SUBTOTAL	$ 4,732,272.00
h.	Contingency, 5 percent	236,614.00
	*TOTAL ESTIMATED COST	$ 4,968,886.00

*This does not include cost of Landscaping, Roads, and Parking Areas.

MAUI COMMUNITY COLLEGE

KAHULUI, MAUI, HAWAII

PRELIMINARY COST ESTIMATE

DESCRIPTION	AREA (S.F.)	UNIT COST	AMOUNT
1. Academic Classroom Group			
a. General Classroom # 1			
1) Classroom Space	650	$ 15.00	$ 9,750.00
2) Storage	35	15.00	525.00
b. General Classroom # 2	685	15.00	10,275.00
c. General Classroom # 3	685	15.00	10,275.00
d. General Classroom # 4	685	15.00	10,275.00
e. General Classroom # 5	685	15.00	10,275.00
f. General Classroom # 6	685	15.00	10,275.00
g. Language Laboratory # 1	685	15.00	10,275.00
h. Language Laboratory # 2	685	15.00	10,275.00
i. Lecture Hall # 1	1,640	50.00	82,000.00
j. Lecture Hall # 2	1,050	50.00	52,500.00
k. Lecture Hall # 3	1,050	50.00	52,500.00
l. Projection Room	270	35.00	9,450.00
m. Science Laboratory # 1	1,280	35.00	44,800.00
n. Science Laboratory # 2	1,280	35.00	44,800.00
o. Laboratory Storage	225	35.00	7,875.00
p. Biology-Geology Stockroom & Preparation Room	425	35.00	14,875.00
q. Chemistry Stockroom & Preparation Room	420	35.00	14,700.00
r. Physics Stockroom & Preparation Room	225	35.00	7,875.00
s. Laboratory Faculty Offices (3)	270	20.00	5,400.00
t. Toilets	260	35.00	9,100.00

u.	Faculty Offices (9)	720	$ 18.00	$ 12,960.00
v.	Division Chairman's Office	108	18.00	1,944.00
w.	Conference Room	360	15.00	5,400.00
x.	Toilets and Janitor's Closet Building	690	35.00	24,150.00
y.	Stairs	240	31.00	7,440.00
z.	Lanais and Corridors	5,586	12.50	69,825.00
			SUBTOTAL	$ 549,794.00
		Contractor's Overhead & Profit, 16%		87,967.00
			GRAND TOTAL	$ 637,761.00

2. Library Building

MAIN LEVEL

a.	Entrance Lobby and Circulation Desk	730	$ 22.50	$ 16,425.00
b.	Head Librarian	165	22.50	3,712.50
c.	Assistant Library & Secretary	140	22.50	1,750.00
d.	Conference Room	260	22.50	5,850.00
e.	Work Room	1,080	22.50	24,300.00
f.	Equipment Room	195	22.50	4,387.50
g.	Teacher's Preparation	590	22.50	13,275.00
h.	Staff Lounge	330	22.50	7,425.00
i.	Readers & Stack Spaces	7,300	22.50	164,250.00
j.	Toilet	540	35.00	18,900.00
k.	Stairs	446	31.00	13,826.00
l.	Lanai, Garden, Corridor	6,479	12.50	80,987.50
			SUBTOTAL (a)	$ 355,088.50

SECOND FLOOR LEVEL

a.	Readers & Stack Spaces	6,470	$ 22.50	$ 145,575.00
b.	Group Study Room	730	25.00	18,250.00

c.	Music Room	730	$ 22.50	$ 16,425.00
d.	Maui County Collection Room	730	22.50	16,425.00
e.	Stairs	550	31.00	17,050.00
f.	Lanai, Corridor	4,026	12.50	50,325.00
			SUBTOTAL (b)	$ 264,050.00

BASEMENT SPACE

a.	Periodical Storage	4,950	$ 22.50	$ 111,375.00
b.	Work Room	2,574	22.50	57,915.00
c.	Technical Process	662	30.00	19,860.00
d.	Control	144	30.00	4,320.00
e.	Media Specification	144	30.00	4,320.00
f.	Studio	576	30.00	17,280.00
g.	Micro Film	1,000	30.00	30,000.00
h.	Receiving	624	22.50	14,040.00
i.	A/C Machine Room	2,193	22.50	49,342.50
j.	Stairs	500	31.00	15,500.00
k.	Lobby, Corridor	4,056	12.50	50,700.00
			SUBTOTAL (c)	$ 374,652.50
a.	Elevator		L.S.	10,000.00
			SUBTOTAL	$1,003,791.00
		Contractor's Overhead & Profit, 16%		160,606.00
			GRAND TOTAL	$1,164,397.00

3. Campus Center-Administration Building

CAMPUS CENTER

a.	Student Lounge	2,898	$ 18.00	$ 52,164.00
b.	Student Dining Room	2,898	18.00	52,164.00
c.	Faculty Dining Room	1,242	18.00	22,356.00
d.	Kitchen (Storage, Preparation & Dishwashing)	2,485	35.00	86,975.00

e. Kitchen (Serving Areas)	1,222	$ 35.00	$ 42,770.00
f. Multi-Purpose Room (Divisible into 4 classrooms)	3,010	18.00	54,180.00
1) Platform, including Dressing, etc.	700	22.50	15,750.00
2) Chair Storage	280	10.00	2,800.00
g. Book Store, Campus Mail, Book Store Manager's Office, and Lost and Found	2,133	18.00	38,394.00
h. Student Government & Activities, including Campus Center Director's Office	1,449	18.00	26,082.00
i. Recreation Room	1,060	18.00	19,080.00
j. Kitchen (Receiving, Garbage Storage)	3,746	25.00	93,650.00
k. Drafting Room # 1	1,085	18.00	19,530.00
1) Instructor's Office	117	18.00	2,106.00
2) Drafting Room Storage	245	16.00	3,920.00
l. Drafting Room # 2	1,050	18.00	18,900.00
1) Instructor's Office	117	18.00	2,106.00
2) Drafting Room Storage	245	16.00	3,920.00
m. Storage Areas	689	16.00	11,024.00
n. Toilet Facilities	1,195	35.00	41,825.00
o. Stairs	550	31.00	17,050.00
p. Lanai, Corridor	28,175	10.00	281,750.00
		SUBTOTAL (a)	$ 908,496.00

ADMINISTRATION BUILDING

a. Director's Office			
1) Director's Office Suite	209	$ 22.50	$ 4,702.50
2) Secretary to Director & Waiting Room	135	22.50	3,077.50
b. Evening Director's Office			
1) Office Suite	175	22.50	3,937.50
2) Secretary to Evening Director & Waiting Room	142	22.50	3,195.00

c.	Dean of Student			
	1) Office	175	$ 22.50	$ 3,937.50
	2) Waiting	142	22.50	3,195.00
d.	Placement Office	135	22.50	3,077.50
e.	Dean of Faculty	135	22.50	3,077.50
f.	Staff and Faculty Lounge	263	22.50	5,917.50
g.	General Clerical Space	360	22.50	8,100.00
h.	Conference Room # 1	190	22.50	4,275.00
i.	Conference Room # 2	209	22.50	4,702.50
j.	Storage (Clerical)	166	16.00	2,656.00
k.	Registrar	412	22.50	9,270.00
l.	Business	412	22.50	9,270.00
m.	Testing and Counselling	418	22.50	9,405.00
n.	Health	418	22.50	9,405.00
o.	Lobby and Waiting Space	434	12.50	5,425.00
p.	General Storage Area	305	16.00	4,880.00
q.	Information, Telephone Operator, and Mail Room	135	22.50	3,077.50
r.	Printing Room	100	22.50	2,250.00
s.	Toilets (Men & Women, 2 levels)	320	35.00	11,200.00
t.	Stairs	60	31.00	1,860.00
u.	Corridor, Lanai	9,974	10.00	99,740.00
			SUBTOTAL (b)	$ 219,733.50
a.	Elevator		L.S.	9,000.00
			SUBTOTAL	$1,128,229.50
			Contractor's Overhead & Profit, 16%	180,516.50
			GRAND TOTAL	$1,308,746.00

4. Little Theatre

a.	Budget based on 600 seats	---	$1,500.00 per seat	$ 900,000.00

5. Physical Education Building

a. Basketball Court	3,234	$ 12.00	$ 38,808.00
b. Toilet & Locker Room	1,486	35.00	52,010.00
c. Storage	231	16.00	3,696.00
d. Office	168	18.00	3,024.00
e. Lanai	10,675	8.00	85,400.00
		SUBTOTAL	$ 182,938.00
		Contractor's Overhead & Profit, 16%	29,270.00
		GRAND TOTAL	$ 212,208.00

6. Utility Building

a. Truck & Equipment Garage	729	$ 12.00	$ 8,748.00
b. Storage	513	16.00	8,208.00
c. Maintenance Office	88	18.00	1,584.00
d. Toilet and Lockers	128	35.00	4,480.00
e. Cooling Towers	729	8.00	5,832.00
		SUBTOTAL	$ 28,852.00
		Contractor's Overhead & Profit, 16%	4,616.00
		GRAND TOTAL	$ 33,468.00

7. Terrace, Miscellaneous Construction and Renovations

a. Terrace	82,458	$ 1.50	$ 123,687.00
b. Campanile		L.S.	50,000.00
c. Study Center Pavilion (3)	2,754	8.00	22,032.00
d. General Classroom # 7	685	15.00	10,275.00
e. General Classroom # 8	685	15.00	10,275.00
f. General Classroom # 9	685	15.00	10,275.00
g. Sewing Classroom	1,440	15.00	21,600.00
h. Renovation of existing Kitchen & Dining for Classroom use	3,042	12.00	30,420.00

i.	Machine Shop Relocated	5,978	$ 10.00	$ 59,780.00
j.	New Shop Building	5,978	12.00	71,736.00
			SUBTOTAL	$ 410,080.00
		Contractor's Overhead & Profit, 16%		65,613.00
			GRAND TOTAL	$ 475,693.00

MAUI COMMUNITY COLLEGE

KAHULUI, MAUI, HAWAII

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